

SHORT-TERM RENTAL HOME PERMIT APPLICATION CHECKLIST

Welcome to the **STRH Permit Application Checklist**. It is recommended to read the whole checklist (and application form) through before preparing any submittals. The information sheet, [Does My Property Qualify? - A Guide to Regulations Governing the Short-Term Rental Home Use of Properties](#), is designed as a reference to answer most questions. If you have any questions not addressed in the *Guide* or this application form, please call the Department for assistance.

- In developing the application packet, please keep in mind that submittal of a digital copy of the entire application packet in PDF format is required. **Please only submit a single pdf.**
- Please label all documents and arrange them in the order they are listed below.
- All documents submitted shall be on standard sized 8½"x11" paper, except the site, parking, and floor plans which may be on 11"x17" paper, if needed. In the case of large parcels and plan areas, full-sized hard copies will be accepted.
- All photos shall be numbered and appropriately captioned, and shall be printed on 8½"x11" paper.
- All checklist items must be addressed in the manner indicated, and shall be complete at the time of application submittal. Incomplete applications will not be accepted or may be returned.

- ☒ 1. A **non-refundable filing fee**. Checks shall be made payable to the County of Maui, Director of Finance. The fee structure and amounts are found in the fee schedule of the annual budget of the County of Maui, located at: <http://www.co.maui.hi.us/DocumentView.aspx?DID=1678>. In summary, the fee structure is as follows: a STRH permit application fee is paid to process the initial permit and for one year of operation. A public hearing fee is also required if the application triggers a public hearing. Other fees may apply, and will be collected at a later date (19.65.070(A)). See Checklist Item Nos. 25 to 27 for parcels in the state or county agriculture districts.
- ☒ 2. Completed **Short-Term Rental Home Permit Application Checklist** (Pages 4-7).
- ☒ 3. Completed **Short-Term Rental Home (STRH) Permit Application** (Page 8).
- ☒ 4. Completed **Notarized Owner Certification Form** (Pages 9-10) for each owner of a lot or for each owner of a condominium unit (19.65.050(A)(2)). Please note that the permit holder shall hold a minimum of fifty percent interest in the lot.
- ☒ 5. **Zoning & Flood Confirmation Form**, completed and signed by Planning Dept (Page 16). The applicant completes the top box, and form is processed and signed by the Department of Planning, Zoning and Administration and Enforcement Division (ZAED) before it is included in the application. The form may be submitted by the applicant digitally or by hard copy to ZAED for processing following the instructions on the form.
- ☒ 6. Fill in the six (6) starred (*) items of the **Neighbor Notice of Filing of a Short-Term Rental Home Permit Application** (Page 11) and the four (4) starred (*) items of the **Notarized Affidavit of Mailing of Notice of Application** (Page 12).
NOTE: The Department reviews and, when ready for processing, returns to the applicant the above two (2) signed forms and the submitted *500-Foot Boundary Notification Map, site plan, and parking plan*. The applicant will then mail the *Neighbor Notice of Filing of a Short-Term Rental Home Permit Application* (signed by the Department), the *500-Foot Boundary Notification Map, site and parking plan* altogether via Certified Mail to all owners and lessees of record within 500 feet of the subject property's boundaries. The applicant shall deliver the *Notarized Affidavit of Mailing of Notice of Application* and the originals of the Certified Mail receipts to the Department not more than forty-five (45) days from the date of mailing of the Notice of Application (19.65.050(A)(6) and (B)).
- ☒ 7. Fill in the four (4) starred (*) items of the **Notice of Public Hearing for a Short-Term Rental Home Permit Application** (Page 13) and the four (4) starred (*) items of the **Notarized Affidavit of Mailing of Notice of Public Hearing** (Page 14) (19.65.050(D) and 19.510.020).
NOTE: A public hearing may be required as part of the processing of a Short-Term Rental Home Permit. If so, the Applicant is required to take the following four (4) steps: (1.) pay the **STRH public hearing fee** in the amount specified in the fee schedule (Checks shall be made payable to the County of Maui, Director of Finance); (2.) the **Notice of Public Hearing for a Short-Term Rental Home Permit Application** shall be mailed via Certified Mail, return receipt requested, to all owners and lessees of record within 500 feet of the subject property's boundaries; and (3.) return the **Notarized Affidavit of Mailing of Notice of Public Hearing** and each of the return receipts of Certified Mail to the Department not less than ten (10) business days prior to the date of the public hearing.

SHORT-TERM RENTAL HOME PERMIT APPLICATION CHECKLIST

- ☒ 8. Submit **qualifying documentation of ownership of the property** including the form of ownership and document(s) that identify all the property owner(s).
- ☐ A. The Applicant(s) hold a minimum of a fifty percent (50%) interest in the legal title to the lot (19.65.030(D)).
- ☒ B. If ownership is by individual(s), submit the Recorded Warranty Deed or Real Property Tax Records,
- ☐ C. If ownership is held by a family trust, LLC, LLP or corporation, submit documentation of ownership identifying all the owners **and** specific evidence of compliance (19.65.030(D) and 19.65.030(G)).
- ☐ D. The lot is subject to a condominium property regime (19.65.030(A)). Submit a **site plan** showing the condominium units.
- ☒ 9. If a consultant will process the application, submit an **applicant-signed consultant authorization** from the applicant, including the applicant's name, address, telephone numbers and the consultant's name, address telephone numbers, and the Tax Map Key (TMK) of the property and project name.
- ☒ 10. Submit the **Designation of Manager Form** (Page 15) including the manager's qualifications, residential and business addresses, and telephone numbers (19.65.030(D)(E)(F)), if the permit holder will not be the manager.
- ☒ 11. Submit a copy of the applicant's **Transient Accommodations Tax (TAT)** license for the short-term rental home.
- ☒ 12. Submit a copy of the applicant's **General Excise Tax (GET)** license for the short-term rental home.
- NOTE: It may be wise to consider hiring an experienced draftsperson for Checklist items: 13, 14, 16 and 17.**
- ☒ 13. Submit a **location map**. This is an accurately scaled regional map, which clearly locates the project site in relation to roadways, adjacent parcels, and landmarks. It shall be on 8 1/2"x11" paper.
- ☒ 14. Submit a **500-Foot Boundary Notification Map**. This is a map drawn to scale, clearly identifying the 500-foot boundary surrounding the subject parcel and the parcels within the notification boundary. Refer to *500-Foot Boundary Notification List & Map Instructions* for more information on how to complete this item (19.65.050(B)).
- On this *500-Foot Boundary Notification Map*:
- Clearly identify the subject property;
 - Draw a line indicating the 500-foot boundary;
 - Clearly identify all lots within 500 feet of the subject property's boundaries; and
 - Include all the Tax Map Key (TMK) numbers within that area or have a clear systematic method to match each lot on the map with the list of owners within 500 feet of the subject property.
- ☒ 15. Submit a **500-Foot Boundary Notification List**. The 500-foot list is a list of Tax Map Key (TMK) numbers, names, and addresses of all the owners and lessees of record within 500 feet of the subject property's boundaries. The list shall be compiled from the most current list available at the Real Property Tax Division of the Department of Finance at the time of application. (Located in Kahului at 70 East Kaahumanu Ave, Suite A-16)(19.65.050(A)(6)).
- ☒ 16. Submit a **site and parking plan**. This site plan shall include and be:
- Drawn on 8 1/2 x 11 or 11x17 inch paper. In the case of large parcels and plan areas, full-sized hard copies will be accepted, **and** in which case digital plans in PDF format will also be required;
 - Drawn to scale. Identify scale used on each plan page;
 - Show the entire lot and property lines;
 - Identify the location of all dwellings and structures on the property; and
 - Identify all on-site parking areas and driveways, and indicate all STRH parking spaces. Label surface material, who will be using each parking space and the dimensions. Parking spaces shall be a minimum of 8 1/2 by 18 feet. Tandem parking and grasscrete are permitted. Parking requirements can be found in 19.36A.010 under short-term rental home.
- ☒ 17. Submit a detailed **floor plan**. This detailed floor plan shall include and be:
- Drawn on 8 1/2 x 11 paper;
 - Drawn to scale. Identify the scale used on each plan page; and
 - Identify the use of all rooms in all STRH dwellings on the property, label the designated STRH bedrooms, and indicate the location of smoke alarms and fire extinguishers.

- ☒ 18. Submit **proof that any proposed STRH dwelling was built in compliance with County regulations.** Note: building permits for proposed STRH dwellings must be for habitable structures. Methods of proof of compliance may include: (1.) a Department of Public Works *Miscellaneous Inspection Report (building, plumbing, and electrical)* for all of the structures to be used for the short-term rental operation; (2.) the record of completed building permits for the original construction and all additions; and/or (3.) a certification by a licensed architect of compliance with Maui County building, plumbing, and electrical codes in effect at the time of completion of the single-family dwelling and any additions. The use of methods (2.) and (3.) are subject to Department approval. For method (2.) it is necessary to document to which buildings the permits apply, and that the permitted work was appropriately completed. In the Maui County KivaNet database permits marked a decision code of "A" (approved) and a completion date meet the requirement. Permit documents showing the inspection history and approved final inspections may also meet the requirement.
- There are several methods for documenting a structure's **building permit history**. First, some building permits of more recent structures, usually built after 1978, can be found online at: <http://kivanet10g.co.maui.hi.us/kivanet/2/permit/index.cfm>. Second, the online records of the County's Real Property Tax (RPT) office can be checked by conducting a "Parcel Number Search" in which the "Tax Map Key #" is entered and parcel data tracked by RPT, including building permits, is displayed. Start the search at http://qpublic9.qpublic.net/hi_maui_search.php?county=hi_maui&search=parcel. Lastly, if an online search does not find building permits for the original buildings and/or all later modifications, you may need to contact the offices of the Department of Public Works (DSA Permit Section, 270-7250), or the RPT office in the County Service Center at Maui Mall in Kahului (270-7297) to see if they have permit records which are not online. Note that building permits were not required prior to 1952: in these cases submit evidence, such as Real Property Tax records, that a dwelling was built prior to 1952.
- ☒ 19. Submit **proof of meeting the prior-five-year requirement**, i.e., that the proposed STRH dwelling(s) is a single-family structure that had completed construction at least five (5) years prior to the date of application for the STRH permit. Methods of proof include Real Property Tax records showing the dwelling-related historical tax assessments, final approval of building permits issued for the dwelling, a published *Owner's Notice of Completion of Contract*, or an affidavit from the licensed contractor who built the original single-family structure (19.65.030(O)).
- ☒ 20. If a Department of Public Works Miscellaneous Inspection Report is being submitted to satisfy checklist item #18, please skip this checklist item: Submit **proof that the proposed STRH facility meets the minimum health and safety standards** established by the Department of Planning. Either a Department of Public Works *Miscellaneous Inspection Report (building, plumbing, and electrical)* for the structures to be used for the short-term rental operation, or a Department of Planning *Short-Term Rental Home Inspection Report*. For information on the *Miscellaneous Inspection Report* contact DSA's Permit Section at 270-7250 (19.65.050(A)(7)).
- ☒ 21. Submit numbered and labeled photographs of the proposed STRH dwelling(s) and surrounding site. At a minimum, the photos should include: (1.) views from the proposed short-term rental home in all directions (North, South, East, and West) showing surrounding lots; (2.) all bedrooms, indicating which are for short-term rental and which are not; (3.) all common areas; (4.) any other you feel would be helpful in visualizing the site.
- ☒ 22. If the property is subject to **private conditions, covenants, or restrictions**, complete items A and B below. If no such association or entity exists, these requirements shall not apply (19.65.030(J)(N)).
- ☐ A. Submit copies of any applicable **private conditions, covenants, or restrictions** to which the property is subject, including homeowner or condominium association bylaws or rules; and
- ☐ B. Submit correspondence from the association or other entity responsible for the enforcement of the conditions, covenants, or restrictions. The correspondence shall include specific conditions that determine whether or not the proposed short-term rental home use is allowed.

- ☒ 23. Submit a copy of the **House Policies** that will be posted prominently in each STRH dwelling (19.65.030(Q)). The house policies shall include, at a minimum, the following provisions:
- a. Quiet hours from 9:00 p.m. to 8:00 a.m., during which time the noise from the short-term rental home shall not unreasonably disturb adjacent neighbors. Sound that is audible beyond the property boundaries during non-quiet hours shall not be more excessive than would be otherwise associated with a residential area;
 - b. Amplified sound that is audible beyond the property boundaries of the short-term rental home is prohibited;
 - c. Vehicles shall be parked in the designated onsite parking area and shall not be parked on the street;
 - d. No parties or group gatherings other than registered guests shall occur; and
 - e. For homes on the shoreline, please include the following: "Note: the shoreline area is the property of the people of Hawai'i, and is open for the free use by everyone."
- ☒ 24. Submit a copy of the sleeping-room **Fire Escape Plans** that will be posted within each guest sleeping-room (19.65.050(A)(8)). The exit plan(s) are unique to each bedroom and shall include, at a minimum, the following:
- a. Complete floor plan of short-term rental home;
 - b. "You are here" marked on the exit plan;
 - c. Arrows indicating the exit path for only that sleeping room;
 - d. Meeting place to assemble after exiting building; and
 - e. Location(s) of all fire extinguishers.
- Install fire extinguisher(s) with a minimum rating of 2A10B:C, within a seventy-five foot (75') travel distance of all interior portions of the facility. The fire extinguisher(s) shall be mounted in a clearly visible and accessible location to potential users.
- ☒ 25. Submit a **digital copy in PDF format** of the completed application packet. Arrange the PDF in the order of the checklist including all of the submittals required in checklist Items 1 – 27. In the case of 11"x17" and other large format plans a separate PDF may be submitted.

Additional documents required if property is located within the State Land Use Agricultural District.

- ☐ 26. A completed **State Land Use Commission Special Use Permit application** and its non-refundable filing fee are required. The fee is discounted fifty percent (50%) as a "second permit fee." The application form is available online at the [Land Use Commission Special Permit page](#).
- ☐ 27. An **implemented Farm Plan** is required for the Short-Term Rental Home Permit, pursuant to 19.30A.050(B)(12). For parcels with existing Farm Plans a *Farm Plan Implementation Inspection* can be arranged by calling the Zoning and Enforcement Division (ZAED) of the Department of Planning at 808-270-7253. For parcels without existing plans the Farm Plan Application (FRMP) can be found at the [Farm Plan Application page](#).
- ☐ 28. For **agency transmittal for the Land Use Commission Special Use Permit**, please submit two (2) additional copies of STRH Application Checklist Items Nos. 3, 13, 14, 15, 16, and 20, as well as two (2) additional copies of the: (1.) Land Use Commission Special Use Permit application page; (2.) reasons justifying the use; and (3.) the report identifying reasons the proposal is a "reasonable and unusual use."

IMPORTANT NOTE: Please keep extra copies of all submitted items for your records and to provide additional copies to the Department for agency transmittal.

SHORT-TERM RENTAL HOME (STRH) PERMIT APPLICATION

Please print legibly or type in the information below.

County Use Only

Application Number: ST -T

Permit Number: ST -

STRH PROJECT NAME / PROPERTY ADDRESS & INFORMATION

Name of Short-Term Rental Home: (If project name is not provided here or on the plans, the first applicant's name will be used.)

Ke Hiki Hale

Tax Map Key No: 2490070820000

Total Lot Area: 6454 Sq. Ft.

Physical Address: 504 ILIMA AVENUE, LANAI CITY, HI 96763

Additional Location Information:

☐ Check if this Parcel is in Maui Meadows.

PROJECT CONTACT INFORMATION

APPLICANT INFORMATION

Applicant's Name: ARMEN MAJKUS

Email: MAJKUSARMEN@YAHOO.FR

Mailing Address: P.O. BOX 630718, LANAI CITY, HI 96763

Phone Number(s): bus _____ hm _____ cell 808-559-0011 fax _____

Signature: [Signature]

Date: 1/31/19

APPLICANT INFORMATION (If additional applicants exist, submit additional copies of this page with all content completed.)

Applicant's Name: _____

Email: _____

Mailing Address: _____

Phone Number(s): bus _____ hm _____ cell _____ fax _____

Signature: _____

Date: _____

CONSULTANT INFORMATION (if applicable)

Contact Name: DEBBIE MITCHELL

Email: MMSMAUI@AOL.COM

Mailing Address: 116 KAHANA RIDGE DRIVE, LAHAINA, HI 96761

Phone Number(s): bus 808-669-2960 hm _____ cell 808-281-9526 fax _____

Signature: [Signature]

Date: 1/31/19

REQUIRED DETAILS OF PROPOSED SHORT-TERM RENTAL HOME USE

Form of Property Ownership (Check one.):



Individual(s)



Trust



LLC



Corporation



LLP

Required Date and Quantities:

Dwellings on Property: 1

STRH Dwellings on Property: # 1

Bedrooms in STRH Dwellings: # 3

Parking Spaces on-Site: 3

STRH Parking Spaces on-Site: 3

Required Licenses:

General Excise Tax #: GE-105-317-5872-02

Transient Accommodations Tax #: TA-105-317-5872-01

NOTARIZED CERTIFICATION BY PROPERTY OWNER OF SHORT-TERM RENTAL HOME PERMIT APPLICATION

Name of Short-Term Rental Home: <u>Ke Hiki Hale</u>	
Tax Map Key No: <u>2490070820000</u>	Total Lot Area: <u>6454 SQ. FT.</u>
Physical Address: <u>504 ILIMA AVENUE, LANAI CITY, HI 96763</u>	
Owner's Name: <u>ARMEN MAJKUS</u>	Email: <u>MAJKJUSARMEN@YAHOO.FR</u>
Mailing Address: <u>P.O. BOX 630718, LANAI CITY, HI 96763</u>	
Phone Number(s):	bus _____ hm _____ cell <u>808-559-0011</u> fax _____
Form of Ownership (Check one.): <input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Trust <input type="checkbox"/> LLC <input type="checkbox"/> LLP <input type="checkbox"/> Corporation	
Check all of the following that apply:	
<input checked="" type="checkbox"/> I have not previously advertised.	
<input type="checkbox"/> I have ceased advertising and will not begin or resume advertising until a permit is approved.	
<input type="checkbox"/> The property has been rented less than one hundred eighty days (180) at a time, with or without the owner's permission, since January 1, 2013.	
<input type="checkbox"/> Identify periods of operation: _____ <input type="checkbox"/> Provide proof that the applicant held general excise and transient accommodations taxes licenses while renting the home. <input type="checkbox"/> Provide proof that the applicant paid general excise and transient accommodations taxes for the rental period. <input type="checkbox"/> Provide a State tax clearance showing all applicable State taxes have been paid. <input type="checkbox"/> Provide proof that the applicant has paid in full real property taxes at the rate applicable to short-term rental home properties. <input type="checkbox"/> Provide proof that the owner has not claimed the homeowner's exemption while operating without a permit.	
<input checked="" type="checkbox"/> I have no financial interest, either directly or indirectly, in a property within Maui county associated with a short-term rental home permit.	
<input type="checkbox"/> I have a financial interest in a property subject to a short-term rental home permit and must disclose: Nature of financial interest: _____ Property address: _____ Permit No. _____	
<input type="checkbox"/> I have paid all fines assessed as a result of a notice of violation previously issued for unpermitted short-term rental use or activity, prior to the processing of a short-term rental home permit application.	
<input type="checkbox"/> I may be required to provide additional information, as per director request.	
I certify that all information provided in this STRH permit application packet and during the application process is correct to the best of my knowledge. I acknowledge that any false information or misrepresentations made in the application packet or during the application process shall result in enforcement action pursuant to MCC Section 19.530.030, and the denial or revocation of the permit, and that an application for an STRH permit on this property may not be made for two (2) years after the date of the denial or revocation.	
Signature: <u>[Signature]</u>	Date: <u>01/23/2019</u>

STATE OF Hawaii)
COUNTY OF Maui) SS.

On this 23rd day of January, 2019,
appeared Armen Majkus before me personally
personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the
foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown,
having been duly authorized to execute such instrument in such capacities.

FOR NOTARY CERTIFICATIONS IN
JURISDICTIONS OUTSIDE THE
UNITED STATES PROVIDE A LOCAL
EQUIVALENT IN ENGLISH

NOTARY PUBLIC,
State of Hawaii

Print Name: Puaonani Turqueza

My commission expires: 3/19/2021

NOTARY PUBLIC CERTIFICATION

Doc. Date: undated at time of notary

Pages:

15

Notary Name: Puaonani Turqueza

Judicial

2nd

Doc. Description: Short-term rental home
permit app.

Circuit:

(5)

Notary Signature: [Signature]

Date: 1/23/2019

[Stamp or Seal]

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793



Zoning Administration and
Enforcement Division (ZAEED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@maui.gov

RECEIVED
B 08 2019
COUNTY OF MAUI
DEPARTMENT OF PLANNING

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME Armen Markus TELEPHONE 808-281-9526
PROJECT NAME Ke Hiki Hale E-MAIL mmmaui@aol.com
PROPERTY ADDRESS 504 Tima Ave, Lanihale, HI 96763 TAX MAP KEY 249007082-0000

- ☐ Yes ☐ No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:
A) ☐ Yes ☐ No Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____
B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law): _____

- INSTRUCTIONS:
- 1) Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
 - 2) If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.
 - 3) If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION:¹

STATE DISTRICT: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural <input type="checkbox"/> Agriculture <input type="checkbox"/> Conservation	<input type="checkbox"/> (SMA) Special Management Area
MAUI ISLAND Growth Boundary: ² <input type="checkbox"/> Urban <input type="checkbox"/> Small Town <input type="checkbox"/> Rural <input type="checkbox"/> Planned Growth Area <input type="checkbox"/> Outside Growth Boundaries	
PLAN Protected Area: ² <input type="checkbox"/> Preservation <input type="checkbox"/> Park <input type="checkbox"/> Greenbelt <input type="checkbox"/> Greenway <input type="checkbox"/> Sensitive Land <input type="checkbox"/> Outside Protected Areas	
COMMUNITY PLAN: ² <u>Single family</u>	<input type="checkbox"/> (PD) Planned Development
COUNTY ZONING: <u>R-1 Residential District</u>	<input type="checkbox"/> (PH) Project District
OTHER/COMMENTS:	<input type="checkbox"/> See Additional Comments (Pg 2)
FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.	<input type="checkbox"/> See Attached LUD Map
FLOOD HAZARD AREA ZONES ³ <u>Zone X</u> & BASE FLOOD ELEVATIONS:	
<input type="checkbox"/> FEMA DESIGNATED FLOODWAY	For Flood Zone AO, FLOOD DEPTH:

- SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent, (LUDs appear to have NO permitted uses in common).
☐ Not Applicable, (Due to processing under consistency exemption No. ☐ 1, ☐ 2, ☐ 3, ☐ 4, ☐ 5).
(Signature) ☐ Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided)
☐ ⁴ Consistent, (LUDs appear to have ALL permitted uses in common).
☐ ⁴ Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.
☐ ⁴ Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

- 1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change in Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision may affect building permits, subdivisions, and uses on the land
- 2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel
- 3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves
- 4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

For: John S Rapacz (Signature) 2/11/19 (Date)
Planning Program Administrator, Zoning Administration and Enforcement Division

NEIGHBOR NOTICE OF FILING OF A SHORT-TERM RENTAL HOME PERMIT APPLICATION

DATE: _____

TO: NEIGHBOR _____

Please be informed that the undersigned has applied to the County of Maui Department of Planning for a Short-Term Rental Home permit for the following parcel:

- | | |
|--|--|
| 1. *TAX MAP KEY NO: | 2490070820000 |
| 2. *LOCATION (Street Address):
(Location Map attached) | 504 ILIMA AVENUE, LANAI CITY, HI 96763 |
| 3. *NO. OF DWELLINGS PROPOSED FOR SHORT-TERM RENTAL HOME USE: (Site Plan attached) | 1 |
| 4. *NO. OF BEDROOMS PROPOSED FOR SHORT-TERM RENTAL HOME USE: | 3 |

Information relative to the application is available for review at the Department of Planning, 2200 Main Street, Suite 619, Wailuku, Maui, Hawaii, or telephone: 270-8205; toll-free from Molokai 1-800-272-0117, extension 7735; and toll-free from Lanai 1-800-272-0125, extension 7735.

Enclosed with this notice are two (2) items. The first item is a *500-Foot Boundary Notification Map* identifying the specific parcel being considered for the short-term rental home showing the location of all parcels within 500 feet of the subject property's boundaries. The second item is a property *site and parking plan* showing all dwelling(s) and structures on the property with those to be used for the short-term rental home operation clearly labeled, as well as the locations and dimensions of the on-site parking stalls, access and turnaround areas for the short-term rental home.

Testimony relative to this request may be submitted in writing to the Department of Planning, 2200 Main Street, Suite 619, Wailuku, Maui, Hawaii 96793. The noticed owners and lessees of record may file a written protest against the proposed short-term rental home with the Planning Director. The protest must include (1.) name and mailing address of the noticed owner or lessee of record (the protestor), and (2.) the parcel number (TMK) of the property held by the protestor that is within 500 feet of the proposed short-term rental home. To be valid all protests must be postmarked or received within forty-five (45) days of the mailing of this notice of application. Further, if you wish to receive the Department's action or information of the public hearing, if required, remit a written request to the Department of Planning within forty-five (45) days of the mailing of this notice of application.


*Signature of Applicant or Authorized Representative

ARMEN MAJKUS

*Applicant's or Authorized Representative's Printed Name

Approved as to form by the Department of Planning: _____

Dated: _____

NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF APPLICATION

* DEBBIE MITCHELL _____, being first duly sworn on oath, deposes and says that:
(Name of Applicant or Consultant)

1. Affiant is the applicant or authorized representative for a Short-Term Rental Home Permit for property located at
* 504 ILIMA AVENUE, LANAI CITY, HI 96763 _____, in the
* LANAI _____ Community Plan District on
* Tax Map Key No.: 2490070820000 _____

2. Affiant did on _____, deposit in the United States Mail, post paid, by Certified Mail and delivered to addressee, a copy of a *Notice of Filing of a Short-Term Rental Home Permit Application*, a *500-Foot Boundary Notification Map*, and a *site and parking plan*, copies of which are attached hereto and made a part hereof, addressed to each of the persons identified on a list of owners and lessees of record within 500 feet of the subject property's boundaries, a copy of is attached hereto and made a part hereof.

Further Affiant sayeth naught:

(Signature of Applicant or Consultant)

STATE OF _____)
COUNTY OF _____) SS.
_____)

On this _____ day of _____, 20____, _____ before me personally appeared _____, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

NOTARY PUBLIC, State of _____
Print _____
Name _____
My commission _____
expires: _____

NOTARY PUBLIC CERTIFICATION

Doc. Date: _____ # Pages: _____
Notary Name: _____ Judicial _____
Doc. Description: _____ Circuit: _____

[Stamp or Seal]

Notary Signature: _____
Date: _____

NOTICE OF PUBLIC HEARING FOR A SHORT-TERM RENTAL HOME PERMIT APPLICATION

TO: NEIGHBOR

DATE: _____

Please be informed that the undersigned has applied to the County of Maui Department of Planning for a Short-Term Rental Home permit for the following parcel:

1. *TAX MAP KEY NO: 2490070820000
2. *LOCATION (Street Address):
(Location Map attached) 504 ILIMA AVENUE, LANAI CITY, HI 96763
3. *NO. OF DWELLINGS PROPOSED FOR SHORT-TERM RENTAL HOME USE: (Site Plan attached) 1
4. *NO. OF BEDROOMS PROPOSED FOR SHORT-TERM RENTAL HOME USE: 3

~ THIS SECTION TO BE COMPLETED BY THE DEPARTMENT OF PLANNING ~

The application has been scheduled for a hearing before the _____ Planning Commission.

Public Hearing Date: _____

Time: _____

Place: _____

Information relative to the application is available for review at the Department of Planning, 2200 Main Street, Suite 619, Wailuku, Maui, Hawaii, or telephone: 270-8205; Toll-Free from Molokai 1-800-272-0117, extension 7735; and Toll-Free from Lanai 1-800-272-0125, extension 7735.

Enclosed with this notice are two (2) items. The first item is a *500-Foot Boundary Notification Map* identifying the specific parcel being considered for the short-term rental home showing the location of all parcels within 500 feet of the subject property's boundaries. The second item is a property *site and parking plan* showing the dwelling(s) to be used in the short-term rental home and the locations, and dimensions of the on-site parking stalls, access and turnaround areas for the short-term rental home.

The hearing is held under the authority of the Maui County Code and the Rules of the Maui Planning Commissions. Petitions to intervene shall be filed with the appropriate commission and served upon the Applicant no less than ten (10) days before the public hearing date, no later than 4:30 p.m. on the _____ day of _____. Filing of all documents for the Planning Commissions is c/o the Department of Planning, 2200 Main Street, Suite 315, Wailuku, Hawaii, 96793. The computation of time includes the last day of the period unless it is a Saturday, Sunday or legal state holiday, in which event the period runs until the end of the next day which is not a Saturday, Sunday or state holiday.

Testimony relative to this request may be submitted in writing prior to the hearing to the Planning Commission c/o the Department of Planning, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii 96793; or presented in person at the time of the public hearing.

Approved as to form by the Department of Planning: _____

Dated: _____

NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF PUBLIC HEARING

* DEBBIE MITCHELL

(Name of Applicant or Authorized Representative), being first duly sworn on oath, deposes and says that:

1. Affiant is the applicant for a Short-Term Rental Home Permit for property located at
* 504 ILIMA AVENUE, LANAI CITY, HI 96763
* LANAI, in the
* Community Plan District on
Tax Map Key No.: 2490070820000

2. Affiant did on _____, deposit in the United States Mail, post paid, by Certified Mail, return receipt requested, and delivered to addressee, a copy of a *Notice of Public Hearing for a Short-Term Rental Home Permit Application*, a *500-Foot Boundary Notification Map*, a *site and parking plan*, copies of which are attached hereto and made a part hereof, addressed to each of the persons identified on a list of owners and lessees of record within 500 feet of the subject property's boundaries, a copy of which is attached hereto and made a part hereof.

Further Affiant sayeth naught:

(Signature of Applicant or Consultant)

STATE OF _____)
COUNTY OF _____) SS.
_____)

On this _____ day of _____, 20____, before me personally appeared _____, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

NOTARY PUBLIC,
State of _____

Print Name _____

My commission expires: _____

NOTARY PUBLIC CERTIFICATION

Doc. Date: _____	# Pages: _____
Notary Name: _____	Judicial _____
Doc. Description: _____	Circuit: _____

Notary Signature: _____	[Stamp or Seal]
Date: _____	



L-303 STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED

MAY 20, 2005 08:01 AM

Doc No(s) 3271064

on Cert(s) 744,984

Issuance of Cert(s) 749,469



20 1/2 Z5

/s/ CARL T. WATANABE
ASSISTANT REGISTRAR
CONVEYANCE TAX: \$180.00



1851107
LC

LAND COURT

REGULAR SYSTEM

Return By Mail ☐ Pick-Up ☒ To:

Mr. and Mrs. Armen Arminio Majkus
P. O. Box 630718
Lanai City, Hawaii 96763
File No. 14-1851107 (taf)

This document
contains 5 pages
First American Title Co., Inc.
Teri Ferreira
File No. 14-1851107

TITLE OF DOCUMENT:

WARRANTY DEED

PARTIES TO DOCUMENT:

GRANTOR: JUDY NIKIYO BRINCEFIELD

GRANTEE: ARMEN ARMINIO MAJKUS
JENNA GENTRY MAJKUS
P. O. Box 630718
Lanai City, Hawaii 96763

TAX MAP KEY(S): II-4-9-007:082

(This document consists of 5 pages.)

WARRANTY DEED

THIS INDENTURE made this 6th day of May, 2005 by and between JUDY NIKIYO BRINCEFIELD, unmarried, whose address is P. O. Box 630085, Lanai City, Hawaii 96763, hereinafter referred to as the "GRANTOR", and ARMEN ARMINIO MAJKUS and JENNA GENTRY MAJKUS, husband and wife, whose address is P. O. Box 630718, Lanai City, Hawaii 96763, hereinafter referred to as the "GRANTEE",

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), lawful money of the United States of America, and for other good and valuable consideration to the Grantor paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, as tenants by the entirety with full rights of survivorship, the survivor of them, their assigns and the heirs and assigns of such survivor, forever, the property described in Exhibit "A" attached hereto and by reference made a part hereof.

AND the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto.

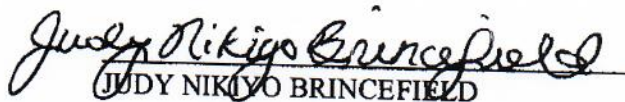
TO HAVE AND TO HOLD the same, together with all improvements, rights, easements, privileges and appurtenances thereon and thereunto belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy and estate as hereinabove set forth, forever.

AND the Grantor hereby covenants and agrees with the Grantee, as aforesaid, that the Grantor is lawfully seised in fee simple of the property described in said Exhibit "A", and has good right and lawful authority to sell and convey the same as aforesaid; that said property is free and clear of all encumbrances, subject, however, to the reservations, restrictions, and encumbrances shown on said Exhibit "A", if any, and that the Grantor will WARRANT AND DEFEND the same unto the Grantee as aforesaid, against the lawful claims and demands of all persons whomsoever, except as herein set forth.

The covenants and obligations, and the rights and benefits of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, devisees, personal representatives, successors, successors in trust, and assigns, and all covenants and obligations undertaken by two or more persons shall be deemed to be joint and several unless otherwise expressly provided herein. The terms "Grantor" and "Grantee," wherever used herein, and any pronouns used in place thereof, shall mean and include the singular and the plural, and the use of any gender shall mean and include all genders.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed on the day and year first above written.

Approved as to Form
CARLSMITH BALL LLP


JUDY NIKIYO BRINCEFIELD

By /s/ Paul M. Veoka

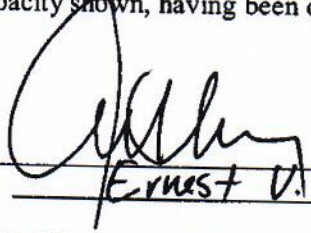
STATE OF HAWAII

COUNTY OF MAUI

)
) ss.
)

On this 6th day of May, 2005, before me personally appeared JUDY NIKIYO BRINCEFIELD, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Name:


Ernest V. Magarao

Notary Public, State of Hawaii

My commission expires:

11-25-06

EXHIBIT "A"

All of that certain parcel of land situate on the Island of Lanai, County of Maui, State of Hawaii, described as follows:

LOT 338, area 6,454 square feet, more or less, as shown on Map 24, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 862 (amended) of Hawaiian Pineapple Company, Limited;

Being the same premises described in Transfer Certificate of Title No. 744,984 issued to the Grantor herein.

SUBJECT, HOWEVER, to the grant in favor of Maui Electric Company, Limited and GTE Hawaiian Telephone Company Incorporated, now known as Verizon Hawaii Inc., dated March 23, 1955, filed in said Office of the Assistant Registrar of the Land Court as Land Court Document No. 172242; granting an easement for utility purposes.

Being the same premises described in the following Deeds:

1. Deed recorded August 19, 1999, filed in said Office of the Assistant Registrar of the Land Court as Land Court Document No. 2568824;
2. Deed recorded October 27, 2004, filed in said Office of the Assistant Registrar of the Land Court as Land Court Document No. 3185280; and
3. Deed recorded April 22, 2005, filed in said Office of the Assistant Registrar of the Land Court as Land Court Document No. 3257600.

CONSULTANT AUTHORIZATION

Applicant: ARMEW MAJKUS

Address: P.O. BOX 630718 LANAI CITY, HI 96763

Phone: Home: Cell: (808)-559-0011

Property Add: 504, ILIMA AV. , LANAI CITY, HI 96763

TMK: (2) 4-9-007-082-0000

Consultant's Name: Debbie Mitchell

Address: 116 Kahana Ridge Drive, Lahaina, HI 96761

Phone: Work: 808-669-2960 Cell: 808-281-9526

I, ARMEW MAJKUS Applicant for a Short Term Rental Home permit on the property referenced above, hereby appoint Debbie Mitchell to serve as consultant for the purposes of this permit application.

Signature [Signature]

Date 11/05/2018

State of Hawaii

County of Maui ss.

On this 5th day of November, 2018, personally appeared before me

Armen Majkus, satisfactorily proved to me to be the person

described in and who executed the within instrument, and he acknowledged that he executed the same freely and voluntarily for the uses and purposes therein set forth.

Signature of Notary Public [Signature]

Print Name Puonani Turqueza

My commission expires: 3/19/2021 (expiration date)

NOTARY PUBLIC CERTIFICATION

Puonani Turqueza Second Judicial Circuit
Doc. Description: Consultant Authorization

No. of Pages: 1 Date of Document: 11/5/18

Notary Signature [Signature] Date 11/5/18

**SHORT-TERM RENTAL HOME (STRH) PERMIT
MANAGER DESIGNATION FORM**

Please print legibly or type in the information below.

SHORT-TERM RENTAL HOME NAME, PROPERTY, & PERMIT INFORMATION

Name of Proposed Short-Term Rental Home: Ke Hiki Hale
Tax Map Key No: 2490070820000 Permit Number: ST___ - ___
Physical Address: 504 ILIMA AVENUE, LANAI CITY, HI 96761
Applicant's Name: ARMEN MAJKUS

MANAGER DESIGNATION

Manager Contact Information:

Manager's Name: Armen Majkus Email: majkusarmen@yahoo.fr
Mailing Address: P.O. Box 630178, Lanai City, HI 96761
Residence/Business within 30 miles: 244 Jacaranda Place, Lanai City, HI 96763
24-Hour Phone Number(s): bus _____ hm _____ cell 808-559-0011 fax _____

Eligibility Requirements (Check all that apply.):

- ☒ I am the Applicant/Permit Holder.
☐ I am an immediate adult family member. Relationship: _____
☐ I hold an active State of Hawaii real estate license (not applicable Lanai). License #: _____
☐ The property is located in the Hana or Lanai Community Plan Areas. I am the designated caretaker for the property, as allowed by [HRS Chapter 467](#).
☐ I am a temporary manager, who will serve less than forty-five (45) days per year (Note: temporary managers may not serve as the initial manager)

Minimum Manager Responsibilities (19.65.030(G)(F)) The manager of the short-term rental home shall:

1. Be accessible to guests, neighbors, and County agencies. For purposes of this section, "accessible" means being able to answer the telephone at all times, being able to be physically present at the short-term rental home within one hour following a request by a guest, a neighbor, or a County agency, and having an office or residence within thirty driving miles.
2. Ensure compliance with state department of health regulations, this chapter, permit conditions, and other applicable laws and regulations;
3. Enforce the house policies; and
4. Collect all rental fees, unless the manager is a designated caretaker, as defined in HRS Chapter 467.

Tenure:

☒ Permanent Designation ☐ Temporary Tenure, From: _____ To: _____

Designation:

Signature

Date

Manager's Acceptance:

Signature

Date

L0354757120
FORM TA-4A
(REV. 2016)

DATE: 01/01/2019

**STATE OF HAWAII
DEPARTMENT OF TAXATION**

As evidence of your registration under the provisions of Hawaii's Transient Accommodations Tax Law, Chapter 235-1, the certificate must be conspicuously displayed at each place of business where the transient accommodations is located or a notice may be posted in the room, apartment, suite or the like, informing the reader of the location, where this certificate may be inspected and the registration application and any amendments thereto should be attached to this Certificate.

**TRANSIENT ACCOMMODATIONS TAX CERTIFICATE OF
REGISTRATION**

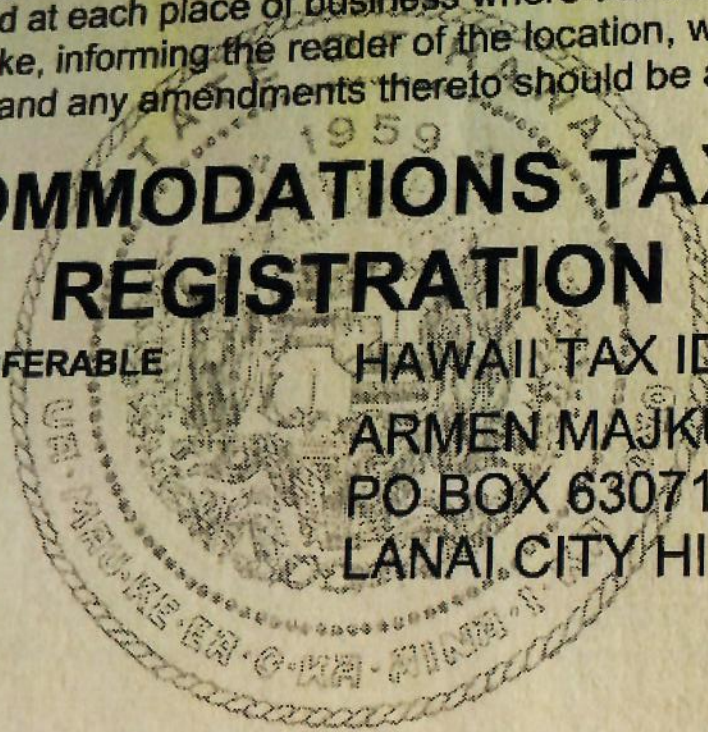
THIS CERTIFICATE IS NOT TRANSFERABLE

HAWAII TAX ID NUMBER: TA-105-377-5872-01

ARMEN MAJKUS

PO BOX 630718

LANAI CITY HI 96763-0718



BUSINESS START DATE: 01/04/2018

**STATE OF HAWAII
DEPARTMENT OF TAXATION**

L1307835392
FORM G-44A
(REV. 2016)

LICENSE ISSUED FOR THE PRIVILEGE OF ENGAGING IN BUSINESS AND OTHER ACTIVITIES UPON THE CONDITION THAT THE LICENSEE SHALL PAY THE TAXES ACCRUING TO THE STATE OF HAWAII UNDER THE PROVISIONS OF CHAPTER 237, HRS, AS AMENDED. LICENSEE'S ACTIVITIES ARE LISTED ON THE APPLICATION ON FILE WITH THE DIRECTOR OF TAXATION.

GENERAL EXCISE TAX LICENSE

THIS LICENSE IS NOT TRANSFERABLE.
TO BE DISPLAYED CONSPICUOUSLY AT THE
PLACE OF BUSINESS FOR WHICH ISSUED.

HAWAII TAX ID NUMBER: GE-105-377-5872-02

ARMEN MAJKUS
244 JACARANDA PL
LANAI CITY HI 96743









500

Feet

Refresh With New Distance

Print Mailing Labels at 500 Feet

Count	Parcel #	Owner	Address
1	490060110000	LANAI COMMUNITY HEALTH CENTER	PO BOX 630142 LANAI CITY HI 96763
2	490060110000	LCHC HOLDINGS INC	PO BOX 630142 LANAI CITY HI 96763
3	490060260000	LANAI RESORTS LLC	733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
4	490060270000	LANAI COFFEE LLC	DUANE WHITE P O BOX 630641 LANAI CITY HI 96763
5	490060280000	LANAI RESORTS LLC	733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
6	490060490000	ARA INVESTMENTS LLC	511 MOKAUEA ST HONOLULU HI 96819
7	490060500000	LANAI RESORTS LLC	733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
8	490060630000	U S POSTAL SERVICE	395 OYSTER POINT BLVD SOUTH SAN BRUNO CA 94099
9	490070010000	ALONZO,RODNEY STEVEN	PO BOX 630175 LANAI CITY HI 96763
10	490070020000	WILDER,ANN MARIE TRUST	367 FRONT ST LAHAINA HI 96761
11	490070030000	SCHAEFER,DARREN LAWRENCE	PO BOX 631304 LANAI CITY HI 96763
12	490070040000	OLIVA,FLORITO ADOJA JR	PO BOX 631154 LANAI CITY HI 96763
13	490070050000	AGCAOILI,ROOSEVELT LEANO	PO BOX 630703 LANAI CITY HI 96763
14	490070060000	GANER,DYANA PUAMELIA	PO BOX 630345 LANAI CITY HI 96763
15	490070070000	KAHOHALAHALA,SOLOMON PILI	PO BOX 630911 LANAI CITY HI 96763
16	490070070000	KAHOHALAHALA,GAYLIEN KAHOKUOKALANI, SR.	PO BOX 630300 LANAI CITY HI 96763
17	490070080000	AMBA,NANETTE N TRUST	PO BOX 630861 LANAI CITY HI 96763
18	490070090000	HONDA,KERRY T TRUST	PO BOX 630055 LANAI CITY HI 96763
19	490070100000	TUZON-DAYOAN,DANIEL LOUIS	PO BOX 631530 LANAI CITY HI 96763
20	490070350000	HUBIN,MARGARET C TRUST	PO BOX 630969 LANAI CITY HI 96763
21	490070360000	MIRAFUENTES,CHRISTINE EVELYN	PO BOX 630363 LANAI CITY HI 96763
22	490070360000	RAMIL,ALBERTA	PO BOX 630363 LANAI CITY HI 96763
23	490070380000	SANKEY,WILLIAM G REVOC LIVING TRUST	98 457 KAONOHI ST APT 4 AIEA HI 96701
24	490070390000	COON,JAMES E AND DOREEN LYNN OI TRUST	PO BOX 847 KULA HI 96790

22	25	490070400000	LANAI RESORTS LLC	733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
23	26	490070410000	HEID,ANN B TRUST	PO BOX 1890 MAKAWAO HI 96768
24	27	490070440000	AGCAOILI,ROOSEVELT LEANO	PO BOX 630703 LANAI CITY HI 96763
25	28	490070450000	LANAI BAPTIST CHURCH	P O BOX 630149 LANAI CITY HI 96763
26	29	490070460000	MOALA,PENISIMANI	PO BOX 631187 LANAI CITY HI 96763
27	30	490070470000	AGTARAP FAMILY TRUST	PO BOX 630258 LANAI CITY HI 96763
28	31	490070480000	MASADA,KAZUMI TRUST	470 N JUDD ST HONOLULU HI 96817
29	32	490070490000	AGTARAP,VIRGILIO OBLERO	PO BOX 630258 LANAI CITY HI 96763
30	33	490070500000	SPRAGUE,JONATHAN COOLEY	PO BOX 631160 LANAI CITY HI 96763
31	34	490070510000	PANELLI,THOMAS EDWARD	2694 FOLSOM ST SAN FRANCISCO CA 94110
32	35	490070520000	KAYE,ROBIN	PO BOX 631313 LANAI CITY HI 96763
33	36	490070530000	KAYE,ROBIN	PO BOX 631313 LANAI CITY HI 96763
34	37	490070540000	LANAI RESORTS LLC	733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
35	38	490070550000	BALTERO,JOSE BERZAMINA	PO BOX 630666 LANAI CITY HI 96763
36	39	490070560000	LGBE PROPERTIES LLC	4227 SIERRA DR HONOLULU HI 96816
37	40	490070570000	RESURRECCION,ELBERT V TRUST	94-1011 LUMIALANI ST WAIPAHU HI 96797
38	41	490070570000	RESURRECCION,TRUSTIN OHASHI	PO BOX 630972 LANAI CITY HI 96763
39	42	490070580000	MANUEL,FAMILY TR	PO BOX 630453 LANAI CITY HI 96763
40	43	490070590000	GERVACIO,JOSEFINO	PO BOX 630333 LANAI CITY HI 96763
41	44	490070590000	BLACKHAT,JULIE ANN LOQUIAO	ATTN: MANNING DUGAY 47-558 HALEMANU ST KANEHOE HI 96744
42	45	490070600000	GERVACIO,JOSEFINO (NMN)	PO BOX 630333 LANAI CITY HI 96763
43	46	490070600000	DUGAY,MANNING (NMN)	47-558 HALEMANU STREET KANEHOE HI 96744
44	47	490070600000	DUGAY,PEDRO (NMN)	94-1031 AKIHILOA ST WAIPAHU HI 96797
45	48	490070740000	NEFALAR,HONORATA RIVERA TRUST	PO BOX 630232 LANAI CITY HI 96763
46	49	490070750000	HABAN,STEVEN A AND STACIA ANN B TR	1005 ULU KANU ST WAILUKU HI 96793
47	50	490070760000	TABANIAG,ANTONINO V TRUST	PO BOX 630043 LANAI CITY HI 96763
48	51	490070770000	SILVA,HY HOE JR	P O BOX 630421 LANAI CITY HI 96763
49	52	490070780000	LOPEZ,ALFRED DENNIS	PO BOX 631137 LANAI CITY HI 96763
50	53	490070790000	ORDONEZ-OHASHI,VIRGINIA ANN	PO BOX 630862 LANAI CITY HI 96763
51	54	490070800000	BALAY NI MATIAS LLC	46-535 HAIKU PLANTATIONS PL KANEHOE HI 96744
52	55	490070820000	MAJKUS,ARMEN ARMINIO	

			PO BOX 630718 LANAI CITY HI 96763
56	490070830000	MCOMBER, RONALD K TRUST	PO BOX 630646 LANAI CITY HI 96763
57	490070830000	BRUCE, LOIS M TRUST	4987 KOLOHALA ST HONOLULU HI 96816
58	490070840000	CUMMINGS, WINIFRED DARLEEN	PO BOX 2886 AIEA HI 96701
59	490070850000	KAWAMURA, HARUO TRUST	PO BOX 630337 LANAI CITY HI 96763
60	490070860000	CAMERO, FRED G SR TR	PO BOX 2577 KAMUELA HI 96743
61	490070870000	KAYA, DORIS MASADA	7353 MAKAA ST HONOLULU HI 96825
62	490070870000	KAYA, BENNETT YASUO	PO BOX 26319 HONOLULU HI 96825
63	490070880000	MORITA, RICHARD MATSUO JR	P O BOX 631036 LANAI CITY HI 96763
64	490070880000	MORITA, ALBERT HALAPE	P.O. BOX 630884 LANAI CITY HI 96763
65	490070880000	MORITA, WALLACE DAVID	PO BOX 630567 LANAI CITY HI 96763
66	490070890000	LANAI BAPTIST CHURCH	PO BOX 630149 LANAI CITY HI 96763
67	490070900000	ADAMS, JOHN QUINCY	85-175 FARRINGTON HWY APT C409 WAIANAE HI 96792
68	490070910000	WAITE, DELMAR MCKAY	PO BOX 631217 LANAI CITY HI 96763
69	490070930000	CARUSO, PATRICK SHANE	6831 FOXTAIL CT RANCHO CUCAMONGA CA 91739
70	490070940000	HOKAMA, RIKIO GAYLE KEITH	PO BOX 631258 LANAI CITY HI 96763
71	490070950000	LANAI RESORTS LLC	733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
72	490070970000	DINONG, JOSE YORO JR	PO BOX 630227 LANAI CITY HI 96763
73	490070980000	DEGAMO-JOYCE, HELINDA	P O BOX 630860 LANAI CITY HI 96763
74	490070990000	MAGAOAY, LOLITA B	P O BOX 630831 LANAI CITY HI 96763
75	490071010000	LANAI RESORTS LLC	733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
76	490071220000	STICE, GARY D	46-535 HAIKU PLANTATIONS PL KANE OHE HI 96744
77	490071230000	NARTIA, CARLINA	P O BOX 630592 LANAI CITY HI 96763
78	490071240000	MALTEZO, FAMILY TRUST	ATTN MALTEZO, ANGELITA PO BOX 630203 LANAI CITY HI 96763
79	490071250000	LANAI RESORTS LLC	733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
80	490071260000	AMBY, GREG BERNARD	47-430 HOOPALA ST KANE OHE HI 96744
81	490071270000	DOMBRIGUES, FAMILY TRUST	PO BOX 630817 LANAI CITY HI 96763
82	490071280000	FEIG, WILLIAM ARTEMIO	4244 VISTA PANORAMA WAY UNIT 203 OCEANSIDE CA 92057
83	490071290000	NAKOA, THEODORE/MARY ELLEN TR	2319 HANA KEALOHA PL HONOLULU HI 96816
84	490071290000	CANDELARIA, KATHY KIM YUK	

120			2908 DUCKWORTH AVE CLOVIS NM 88101
85	490071290000	KITTELBERGER,KAREN KIM LIN	5735 COLBY CT SE OLYMPIA WA 98501
73	86	490071310000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
74	87	490071360000	RABBON,DIONISIO JOHN PO BOX 630724 LANAI CITY HI 96763
75	88	490071390000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
76	89	490071440000	TEPPANG,FELY PADRE PO BOX 630045 LANAI CITY HI 96763
77	90	490071450000	ROPA,SANDRA KUULEI PO BOX 630245 LANAI CITY HI 96763
78	91	490071470000	HARVEY,BRUCE CARRUTHERS PO BOX 630788 LANAI CITY HI 96763
79	92	490071480000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
80	93	490071490000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
81	94	490071500000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
82	95	490071510000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
83	96	490071520000	BARFIELD,JARROD RANDALL BARFIELD,JARROD ETAL P O BOX 630442 LANAI CITY HI 96763
84	97	490071530000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
85	98	490071540000	GOMINGTON,CIRILA RIVERA GOMINGTON,CIRILA R ETAL P O BOX 630237 LANAI CITY HI 96763
86	99	490071550000	ORION GLG LLC 4411 N LAKE DR SHERWOOD WI 53211
87	100	490071560000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
88	101	490071570000	SALDIVAR,DOMINADOR LACASANDILE PO BOX 630937 LANAI CITY HI 96763
89	102	490071770000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
90	103	490071780000	BALTERO,JOSE BELLO JR PO BOX 631531 LANAI CITY HI 96763
91	104	490071790000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
92	105	490071800000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
93	106	490071810000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
94	107	490071820000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
95	108	490071830000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
96	109	490071840000	STOKES,UILANI KUULEIALOHA MOKIHANA P P O BOX 631469 LANAI CITY HI 96763
97	110	490071850000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
98	111	490071860000	DEL ROSARIO,EUGENIO JR

			PO BOX 630234 LANAI CITY HI 96763
99 ✓	112	490071870000	LANAI RESORTS LLC 733 BISHOP ST, SUITE 2000 HONOLULU HI 96813
100 ✓	113	490100020000	OCALADA,ODETTE GAPUZAN TRUST PO BOX 630771 LANAI CITY HI 96763
101 ✓	114	490100030000	OKAMITSU,AYAKO 99-844 HULUMANU ST AIEA HI 96701
102 ✓	115	490100040000	GIMA,REYNOLD M TRUST PO BOX 630400 LANAI CITY HI 96763
103 ✓	116	490100050000	SHIN,BRADFORD KOA PO BOX 630623 LANAI CITY HI 96763
104 ✓	117	490100060000	DRENNAN,PATRICIA ANN 4305 DIANNA LN WENTZVILLE MO 63385
105 ✓	118	490100130000	COCKETT,MONICA KALAHAUOLE 98 1319 HOOHIKI ST PEARL CITY HI 96782
106 ✓	119	490100140000	BRANDT,DAVID A TRUST 3809 TANTALUS DR HONOLULU HI 96822
107 ✓	120	490100150000	STURM,GREGORY LEE PO BOX 630768 LANAI CITY HI 96763
108 ✓	121	490100160000	PALUMBO,PATRICIA LEE TRUST PO BOX 631708 LANAI CITY HI 96763
109 ✓	122	490100170000	TANIGAWA,DARYLE TOSHIMI PO BOX 630366 LANAI CITY HI 96763
110 ✓	123	490100630000	SANDI,MARINA E PO BOX 630304 LANAI CITY HI 96763



504 ILIMA AVENUE – KE HIKI HALE
SITE AND PARKING PLAN

FIFTH STREET

ILIMA AVENUE

STRH
Residence

Storage –
not for
STRH use

STRH
PARKING

STRH
PARKING

STRH
PARKING

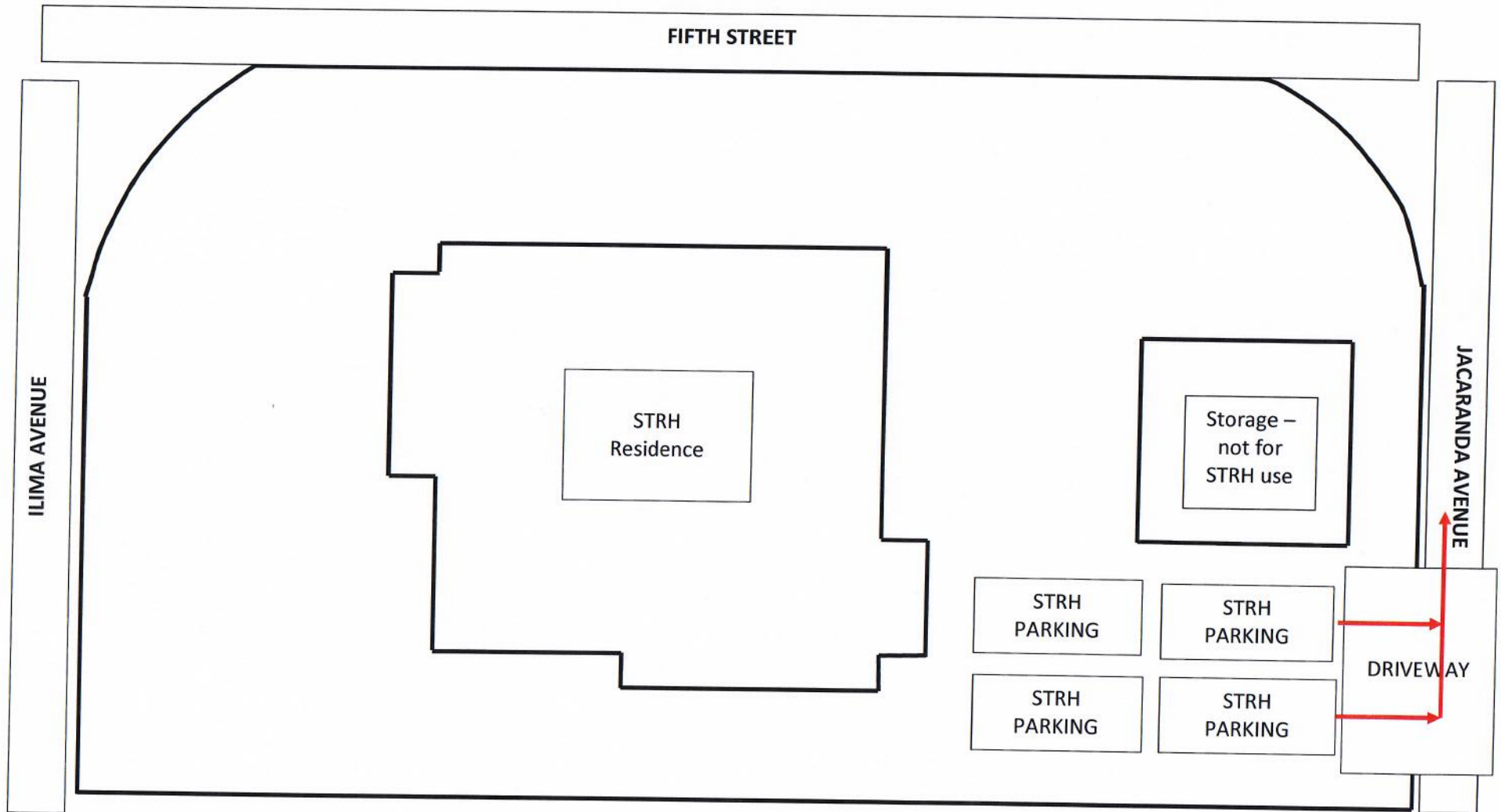
STRH
PARKING

DRIVEWAY

JACARANDA AVENUE

Scale: 1" = 14'

STRH Parking is grasscrete and
parking spaces are 9' x 18'

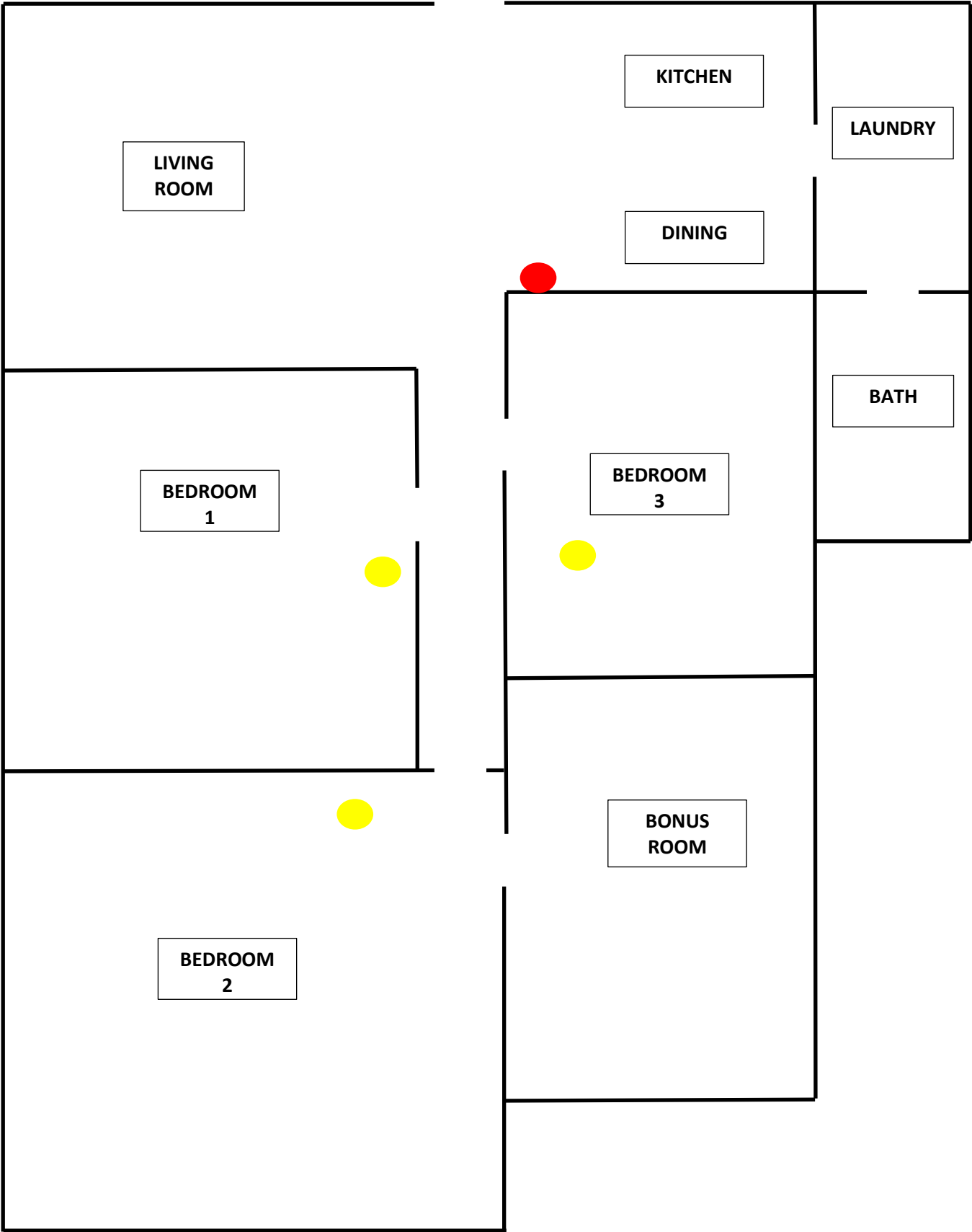


504 ILIMA – KE HIKI HALE
FLOOR PLAN

Smoke Detector

Fire Extinguisher

Scale: 1" = 5'



Kimmey Unabia Architects, Ltd.
37 Kuapapa Place
Kihei HI 96753
Tel: (808) 874-9015
Email: kua-maui@hawaii.rr.com

February 12, 2019

Planning Department
County of Maui
Wailuku HI 96793

RE: Architect's Short Term Rentals Codes Verification / 504 Ilima Ave., Lanai City

ARCHITECT'S CERTIFICATION

I am a licensed architect in the State of Hawaii.

Regarding the Residence at

504 Ilima Ave.

Lanai City, Lanai Hawaii

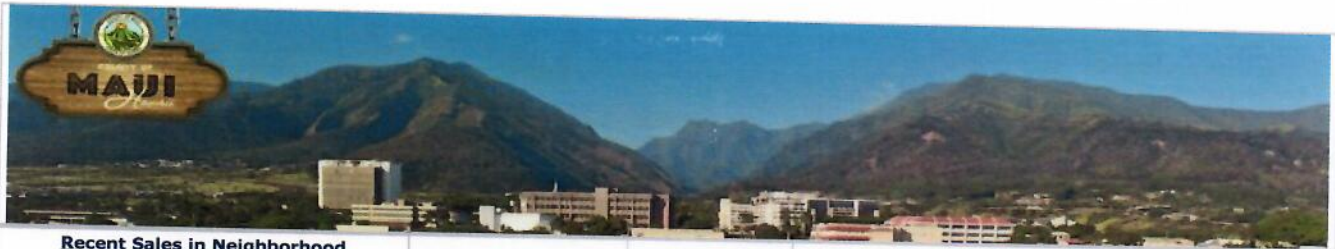
The Residence at 504 Ilima Ave., Lanai City, Lanai, Hawaii is in compliance with Maui County Building, plumbing and electrical codes in effect at the time of completion of the structure in 1935, specifically as outlined in the Maui County Housing Code.

Sincerely,

Marie Kimmey

Marie Kimmey AIA





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[Maui Home](#)

Owner and Parcel Information

Owner Name	MAJKUS,ARMEN ARMINIO Fee Owner MAJKUS,JENNA GENTRY Fee Owner Show All Owners and Addresses	Today's Date	January 15, 2019
Mailing Address	PO BOX 630718 LANAI CITY HI 96763	Parcel Number	490070820000
Location Address	504 ILIMA AVE	Parcel Map	Show Parcel Map
Neighborhood Code	4962-1	Land Area	6454 Square Feet
Legal Information	LOT 338 MAP 24 LC APP 862 6,454 SF SUBJ/ES	Parcel Note	
Generate Owner List By Radius			

Assessment Information [Hide Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2018	RESIDENTIAL	\$ 313,500	\$ 0	\$ 313,500	\$ 70,900	\$ 384,400	\$ 0	\$ 384,400
2017	RESIDENTIAL	\$ 313,500	\$ 0	\$ 313,500	\$ 66,300	\$ 379,800	\$ 0	\$ 379,800
2016	RESIDENTIAL	\$ 328,100	\$ 0	\$ 328,100	\$ 63,700	\$ 391,800	\$ 0	\$ 391,800
2015	RESIDENTIAL	\$ 306,200	\$ 0	\$ 306,200	\$ 58,600	\$ 364,800	\$ 0	\$ 364,800
2014	RESIDENTIAL	\$ 186,800	\$ 0	\$ 186,800	\$ 52,400	\$ 239,200	\$ 0	\$ 239,200
2013	RESIDENTIAL	\$ 147,900	\$ 0	\$ 147,900	\$ 52,900	\$ 200,800	\$ 0	\$ 200,800
2012	RESIDENTIAL	\$ 142,700	\$ 0	\$ 142,700	\$ 54,000	\$ 196,700	\$ 0	\$ 196,700
2011	RESIDENTIAL	\$ 228,300	\$ 0	\$ 228,300	\$ 55,000	\$ 283,300	\$ 0	\$ 283,300
2010	RESIDENTIAL	\$ 256,800	\$ 0	\$ 256,800	\$ 57,300	\$ 314,100	\$ 0	\$ 314,100
2009	HOMEOWNER	\$ 349,600	\$ 0	\$ 349,600	\$ 57,000	\$ 406,600	\$ 300,000	\$ 106,600

Appeal Information [Hide Historical Appeals](#)

No appeal information on parcel.

Current Tax Bill Information [2018 Tax Payments](#) [Show Historical Taxes](#)

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2018-2	Real Property Tax	02/20/2019	\$ 1,060.94	\$ 0.00	\$ 1,060.94	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,060.94
Tax bill is computed to 01/31/2019									

Historical Tax Information [Hide Historical Taxes](#)

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2018	\$ 2,121.89	(\$ 1,060.95)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,060.94
2017	\$ 2,104.09	(\$ 2,104.09)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2016	\$ 2,076.54	(\$ 2,076.54)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2015	\$ 1,969.92	(\$ 1,969.92)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2014	\$ 1,332.35	(\$ 1,332.35)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2013	\$ 1,154.61	(\$ 1,154.61)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2012	\$ 1,131.03	(\$ 1,131.03)	(\$ 56.55)	(\$ 6.22)	\$ 0.00	\$ 0.00
2011	\$ 1,572.32	(\$ 1,572.32)	(\$ 78.62)	(\$ 9.52)	\$ 0.00	\$ 0.00
2010	\$ 1,570.50	(\$ 1,570.50)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2009	\$ 213.20	(\$ 213.20)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2008	\$ 276.80	(\$ 276.80)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2007	\$ 1,861.92	(\$ 1,861.92)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2006	\$ 1,463.50	(\$ 1,463.50)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2005	\$ 913.57	(\$ 913.57)	(\$ 45.68)	(\$ 15.07)	\$ 0.00	\$ 0.00
2004	\$ 725.47	(\$ 725.47)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

<u>2003</u>	\$ 553.77	(\$ 553.77)	(\$ 27.69)	(\$ 15.24)	\$ 0.00	\$ 0.00
<u>2002</u>	\$ 346.58	(\$ 346.58)	(\$ 34.66)	(\$ 52.84)	\$ 0.00	\$ 0.00
<u>2001</u>	\$ 371.72	(\$ 371.72)	(\$ 37.18)	(\$ 59.93)	\$ 0.00	\$ 0.00

Click a year to see tax payment information for the year.

Improvement Information						
Building Number	Style	Year Built	Eff Year Built	Percent Complete	Living Area	Construction Type
1	Contemporary	1935		100 %	1,147	Frame
Heating/Cooling	Exterior Wall	Bedrooms/Full Bath/Half Bath	Roof Material	Fireplace	Building Value	Sketch
NONE	REDWOOD/CEDAR	3/1/0	Metal		\$ 70,900	Sketch Building 1

Accessory Information					
Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
No accessory information associated with this parcel.					

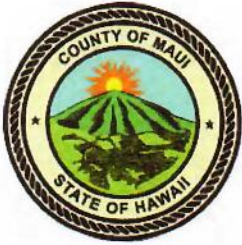
Sales Information								
Sale Date	Price	Instrument #	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
05/06/2005	\$ 180,000		Fee conveyance	Valid Sale	Warranty deed	05/20/2005	3271064	749469
03/25/2005	\$ 0		Fee conveyance		Deed	04/22/2005	3257600	744984
10/08/2004	\$ 0		Fee conveyance		Deed	10/27/2004	3185280	721674
07/22/1999	\$ 0	0000000000	Fee conveyance			08/19/1999	2568824	537810
08/09/1990	\$ 0	0000000000						
06/22/1989	\$ 0	0000000000	Fee conveyance			08/17/1989	1659852	333979

Permit Information			
Date	Permit Number	Reason	Permit Amount
No permit information associated with this parcel.			

Recent Sales in Neighborhood	Previous Parcel	Next Parcel	Return to Main Search Page	Maui Home
Recent Sales in Area				

The Maui County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: January 12, 2019

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COUNTY OF MAUI
DEPARTMENT OF PLANNING
2200 MAIN STREET, SUITE 619
WAILUKU, HI 96793
(Office) 808-270-8205
(Fax) 808-270-1175
email: planning@mauicounty.gov

SHORT-TERM RENTAL HOME INSPECTION FORM

This Short-Term Rental Home Inspection Form provides that short-term rental structures applying for a short-term rental home permit meet the minimum health and safety standards contained herein. Short-Term Rental Home Inspections include all structures to be used in the short-term rental home operation; including garages; sheds; and other out-buildings intended for the use of guests.

Short -Term Rental Home Inspections must be conducted by an ASHI Certified Home Inspector (American Society of Home Inspectors). A current listing of ASHI Certified Inspectors can be found at www.ashi.org per the [Find a Home Inspector](#) hyperlink.

The Applicant is advised that the home inspection standards required by the department do not determine compliance with any other law, code, rule or standard of any county or state, or the United States government, including but not limited to the County building, plumbing and electrical codes. The applicant is to provide separate evidence in the STRH application that the proposed STRH dwelling(s) were built in compliance with County building, plumbing and electrical codes at the time of construction.

Name of Proposed Short-Term Rental Home: KE HIKI HALE
Rental Home Address: 504 ILIMA AVENUE, LANAI CITY, HI 96763

TMK Number: 2490070820000

Applicant
Name: ARMEN MAJKUS
Phone: 808-559-0011
Email: MAJKUSARMEN@YAHOO.FR

Consultant
Name: DEBBIE MITCHELL
Phone: 808-281-9526
Email: MMSMAUI@AOL.COM

A. This Section To Be Completed by the STRH Applicant.

Attached as part of this form, the applicant is to provide the following:

- ☒ 1. A floor plan drawing on 8½"x11" or 11"x17" format designating the rooms to be used as sleeping rooms for the purposes of guest accommodations. The drawing shall be signed by the home inspector on the lower right hand side and submitted with this form.
- ☒ 2. If applicable, a floor and/or a site plan designating areas not for guest use. The drawing shall be signed by the home inspector on the lower right hand side and submitted with this form.
- ☒ 3. A monthly written log of all required smoke detectors with at a minimum the first entry filled out showing all detectors to be properly working.
- ☒ 4. Written materials provided to guests with location of the water shut off valve and if there is a fireplace, then written fireplace instructions.

B. This Section To Be Completed By An

ASHI Certified Home Inspector (American Society of Home Inspectors)

Unless waived by the director for good cause, the following health and safety standards shall be met by each room or area to be used in the short-term rental home:

1. Stairways, Decks, Handrails, and Guardrails

This section applies to all interior and all exterior stairways with four or more risers. Exempt: all interior and exterior stairways with less than four risers and all exterior areas served by pavers, pads, tiles, rocks, stonework, or the like whose stepping surfaces (treads) are parallel with the slope and contour of the supporting ground surfaces.

☒ a. All stairways serving the property at large are safe to use and capable of supporting the normal loads and uses placed upon them. There are minimum headroom clearances of 6 feet and 6 inches maintained at all points of all stairway passages. The maximum riser height of any step is 9 inches and the minimum tread depth of any step is 10 inches. All stairways and landings within building areas, and those leading directly to and from building entrances, porches, decks, and landings are provided with adequate illumination by a working light fixture.

☒ b. All interior and exterior stairways are served by a continuous gripable handrail. Circular handrails shall have a minimum diameter of 1 1/4 inches and a maximum diameter of no more than 2 inches. Rectangular handrails shall have a gripable perimeter that measures no less than 5 inches and no more than 8 inches. Crowned handrails shall have a gripable finger recess area on both sides of its crowned profile (beginning at its mid-section) thereby yielding a gripable crown of no less than 1 1/4 inches and no more than 2 3/4 inches. All handrails are securely attached at the proper height of 34-38 inches high as measured from the nose of each stair tread. All handrails are full length and are located on the open sides of stairways. If a stairway is open at both sides then a full-length handrail shall be present on both sides to serve, at a minimum, any stairway treads that are 30 inches or higher from adjacent ground levels.

☒ c. All visible and accessible components of exterior stairways and decks are safe for pedestrian use. All visible and accessible components of exterior stairways have been maintained in a professional state of repair. There are no missing stairway or decking components where visible and accessible. There are no damaged components, including damage due to insect infestation, to any stairway or decking components where visible and accessible. There are no rotted stairway or decking components that would be considered unsafe for pedestrian use where visible and accessible.

☒ d. There are no open porches, no accessible flat roofs, no decks, and no stoops that are located more than 30 inches above an adjoining horizontal surface that lack guardrails. All guardrails that are located more than 30 inches above an adjoining horizontal surface are a minimum of 36 inches in height. All guardrail components are properly spaced so that a 4 inch sphere cannot pass through any opening in the guardrail.

2. Electrical Service

☒ a. Electrical service wires coming from any utility pole and located on the outside of any structure on the property maintain safety clearances of 10 feet above the ground at all points directly adjacent to buildings. General grounds areas at large maintain 12 feet of clearance. Areas above driveway, carport and garage areas accessible to vehicle traffic maintain 12 feet of clearance. Pool and/or hot tub installations are set back from overhead electric service wires and maintain 22 1/2 feet of horizontal clearance from any overhead electric service wires. Window installations maintain a 3-foot clearance below or to the sides of operable windows from electric service wires. Decks and balconies maintain a 10-foot clearance (at all points out to 3 feet horizontal) from any overhead electric service wires. Trees have not been used to support overhead electric service wires.

☒ b. All exterior light fixtures are in good working order. There are no exposed wires, broken conduits, broken fixtures, broken light bulbs, broken sockets, missing components or the like. There exists no improperly secured, nor improperly exposed exterior wiring of any kind above the ground, including electrical extension cords, strand lighting, or the like (low-voltage lighting is excluded).

**B. (Continued) This Section To Be Completed By An
ASHI Certified Home Inspector (American Society of Home Inspectors)**

Unless waived by the director for good cause, the following health and safety standards shall be met by each room or area to be used in the short-term rental home:

2. Electrical Service (Continued)

- ☐ c. All exterior receptacles are provided with a weather-tight cover, are properly installed, are properly grounded, and are protected by a ground fault circuit interrupter (GFCI).
- ☒ d. All receptacles serving kitchen counters, bathrooms, and/or wet bar counter areas are securely installed, are grounded, and are protected by a GFCI. Receptacles within 6 feet of laundry sinks require GFCI protection.
- ☒ e. The main electrical service panel installation has been safely installed and maintained. The electric service panel installation provides a minimum working clearance of 30 inches wide by 36 inches deep where installed and is readily accessible. There are no missing breakers, no missing fuses, no improperly exposed wires, and no missing cover components at the main electric service panel.
- ☒ f. Receptacles and light fixtures are free from missing or damaged components. The inspector has randomly checked at least half of all 3-prong electrical receptacles with an electrical testing device and has determined that the representative sampling of 3-prong electrical receptacles tested is safely installed and are grounded.
- ☒ g. No electrical switch or outlet is located within a 3-foot reach of tub or shower enclosures, unless protected by a GFCI. Exempt: controls integral to UL approved tubs; whirlpools; steam facilities; and/or sauna installations.

3. Building Foundation

- ☒ a. Where visible and accessible, the base walls or posts were carefully evaluated for leaning, cracking, buckling or bulging conditions which may indicate structural failure. There are no missing or damaged components that would indicate a lack of structural integrity.

4. House Numbers

- ☒ a. House numbers are posted in a location where they can be readily identified by emergency personnel and County services at the roadside entrance to the property.

5. Fireplaces and Wood Stoves

- ☒ a. Masonry fireplaces maintain minimum hearth extension depths of 16 inches to the front and 8 inches to each side where the fireplace opening is less than or equal to 6 square feet. Masonry fireplaces maintain minimum hearth extension depths of 20 inches to the front and 12 inches to each side where the fireplace opening is greater than 6 square feet. An operable damper has been provided for all fireplaces. Wood stoves are installed on a non-combustible floor material that extends 18 inches beyond the stove on all sides. Single wall vent connections for wood stoves maintain 18-inch clearances from combustibles at all points exposed to the living area. Exception is made for UL approved wood stove clearance reduction systems. All wood stove vent connections maintain a minimum rise of 1/4 inch per foot from appliance collar to chimney. There exists no visible evidence of loose, cracked, missing, or damaged components at fireplaces, nor at wood stove installations where readily accessible. Written operating instructions explaining the use of all fireplaces and/or wood stoves have been established to be made available to guests, a copy of which was provided to the inspector for review.

See
Figures:
7, 8.

B. (Continued) This Section To Be Completed By An

ASHI Certified Home Inspector (American Society of Home Inspectors)

Unless waived by the director for good cause, the following health and safety standards shall be met by each room or area to be used in the short-term rental home:

6. Heating System

- ☒ a. Access panels that do not require the use of tools for their removal have been removed by the inspector to gain access to all heating plant components that are readily visible. The exterior and interior areas of the heating plant(s) do not present any overt signs of leakage, cracks, rust, scorched areas, missing components, or deteriorated seals. There are no missing or visibly defective control elements. Clearances from combustibles have been maintained at all points of all heating plant vent connections where visible and readily accessible: 6-inch clearances for single wall "Class C" vent connections; 1-inch to 2-inch clearances for double wall "Class B" vent connections or per UL provided labeling; 0-inch clearances for triple wall "Class A" vent connections or per UL provided labeling.

7. Plumbing System

- ☒ a. All gas piping connections where visible and readily accessible have been maintained in a professional state of repair. There exist no uncapped gas lines where visible and readily accessible. All gas valves at appliances present ready access. Each gas appliance is provided with a gas shut-off valve within 6 feet of appliance and within the same room as gas appliance. Flexible gas connectors shall be made of stainless steel. The maximum length of flexible stainless steel gas connectors is 3 feet at appliances, with the exception of 6 foot lengths permitted for ranges and dryers. Flexible stainless steel gas connectors are installed entirely within the same room as gas burning appliance. No flexible stainless steel gas connectors pass through wall, floor or ceiling assemblies. Rubber gas hosing is permitted only for outdoor portable appliances. Plastic gas tubing is permitted only underground and outside of dwelling and/or crawlspace areas.
- ☒ b. All visible connections of the water heater(s) are in good condition. There is no evidence of excessive rusting, scorching, leaking, missing, or broken water heater components where visible and readily accessible. All water heaters are equipped with a properly located temperature and pressure relief valve installed within the top 6 inches of the water heater. All temperature and pressure relief valves are equipped with a discharge pipe located 6 to 18 inches from the floor or are discharged to the exterior building perimeter. All discharge pipes are unthreaded at the point of final discharge. If a gas water heater, the appliance is firmly situated on a non-combustible floor. Where a gas water heater is installed in a garage the point of ignition is located a minimum of 18 inches above the garage floor. All gas water heater draft hoods and vent piping are in working order. All gas water heater vent piping is of an approved material. All gas water heater vent connections maintain clearances from combustibles at all points: 6-inch clearances for single wall "Class C" vent connections; 1-inch to 2-inch clearances for double wall "Class B" vent connections or per UL provided labeling; 0-inch clearances for triple wall "Class A" vent connections or per UL provided labeling.
- ☒ c. There are no broken, cracked, leaking, deteriorated or improperly maintained plumbing fixtures that create an unsanitary condition.
- ☒ d. The water service shut-off for the home is clearly labeled and is clearly accessible.

8. Sleeping Rooms

- ☒ a. All sleeping rooms meet the minimum room dimensions of 70 square feet. All sleeping rooms meet the minimum dimensions for ceiling height of 7 feet. There exist no openings from an enclosed garage directly into a room designated to be used for sleeping purposes. An enclosed garage is defined as that which has walls on 3 or more of its sides.

B. (Continued) This Section To Be Completed By An

ASHI Certified Home Inspector (American Society of Home Inspectors)

Unless waived by the director for good cause, the following health and safety standards shall be met by each room or area to be used in the short-term rental home:

8. Sleeping Rooms (Continued)

- ☒ b. Smoke detectors are located within sleeping rooms designated for use by guests. Hardwired and/or battery operated smoke detectors are acceptable. A written log showing the monthly testing of all smoke detectors by the homeowner, with, at minimum, the first entry showing all detectors to be in working order, is present. The written log shall be submitted by the homeowner with their permit application materials.
- ☒ c. All sleeping rooms designated for use by guests are equipped with at least one proper egress window or exterior door which presents a minimum clear opening of 5.7 square feet. An exception of 5.0 square feet is made for egress windows which open from sleeping rooms directly to grade level. Any requisite egress window is a minimum of 20 inches wide. Any requisite egress window is a minimum of 24 inches tall. Any requisite egress window maintains a sill height no higher than 48 inches from the floor. An exception to the above may occur if the application provides evidence showing the egress window was in compliance with the Maui County code for egress windows for sleeping rooms in place at the time of lawful construction.

9. Garages and Outbuildings

- ☒ a. Where an overhead garage door has been equipped with an automatic garage door opener, the opener was observed to have reversed the direction of door travel upon the presence of, or contact with, a 2-inch high rigid obstacle placed on the horizontal surface directly beneath the garage door or, was tested, to have reversed via the interruption of a laser-eye safety device which has been properly installed 4-6 inches from the floor.

I certify that all inspection information contained within this form for the subject property is both accurate and complete to the best of my knowledge. In addition to the checklist items on this form, in my professional opinion there are no other visible conditions are presenting immediate safety concerns for occupants.

Home Inspector

THOMAS LEWIS

ASHI Number

251 581

Phone Number

808 242-7000

Email Address

thom@certitechinspections.com

Signature:

Thomas Lewis

Date

2/4/19

Inspector's Comments:

C. Statement of Receipt of NOTICE TO APPLICANT

This inspection form and standards required by the department do not determine compliance with any other law, code, rule or standard of any county or state, or the United States government, including but not limited to the County building, plumbing and electrical codes. The applicant agrees to defend, indemnify and hold the County harmless against any claim, demand or other action brought by any party against the County in any way arising out of or related to the department home inspection rules, process and/or approval.

Applicant Signature: _____

Applicant Name: _____

Date: _____

STATE OF _____)

COUNTY OF _____)

SS.

On this 23rd day of January, 2019, before me personally appeared Armen Majkus to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

NOTARY
PUBLIC, State of _____

Print Name: _____

My commission
expires: _____

NOTARY PUBLIC CERTIFICATION

Doc. Date: undated at time of notary

Notary Name: Phaonani Turquoise

Doc. Description: Statement of receipt of notice to applicant

Pages: 8

Judicial
Circuit: 2nd

Notary Signature: _____

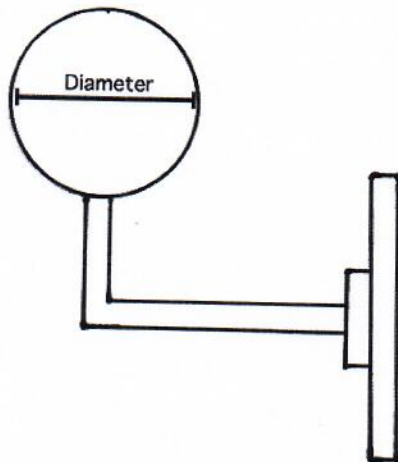
Date: 01/23/2019

[Stamp or Seal]

Short Term Rental Home Inspection Form: Figures 1 – 4.

Figure 1

Round Handrails



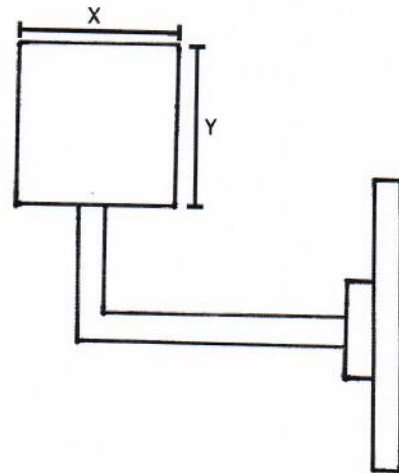
Diameter :

1 1/4 Inch. Minimum

2 Inch. Maximum

Figure 2

Rectangular Handrails



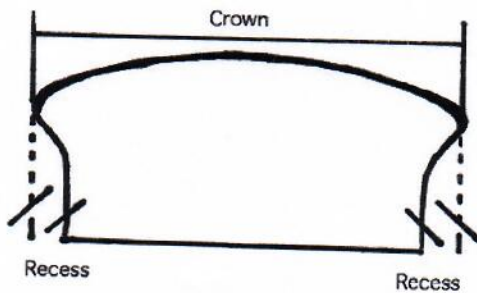
Perimeter $[X+X+Y+Y]$:

5 Inch. Minimum

8 Inch. Maximum

Figure 3

Crowned Handrails



Crown :

1 1/4 Inch. Minimum

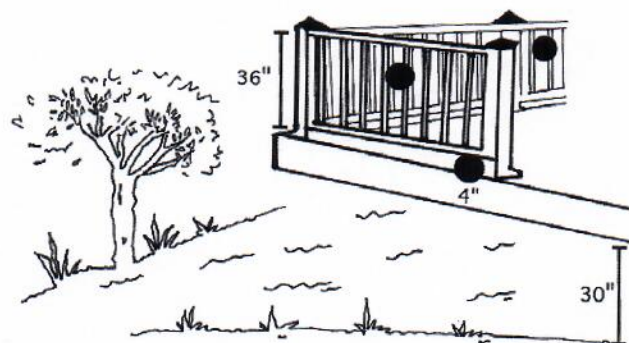
2 3/4 Inch. Maximum

Recess :

5/16 Inch. Minimum

Figure 4

Guardrails



Height : 36 Inch. Minimum

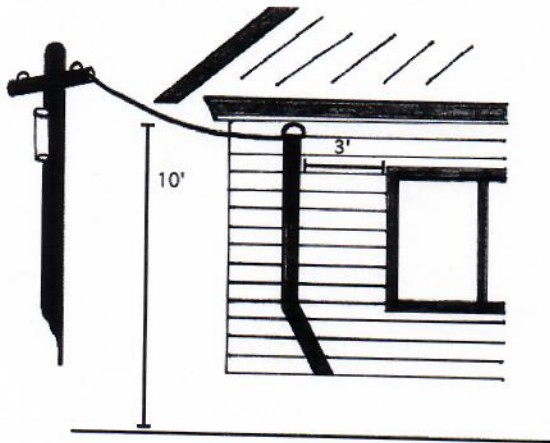
Opening : 4 Inch. Maximum

Required : At all clearance(s) greater than 30"

Short Term Rental Home Inspection Form: Figures 5 – 8.

Figure 5

Service Clearance

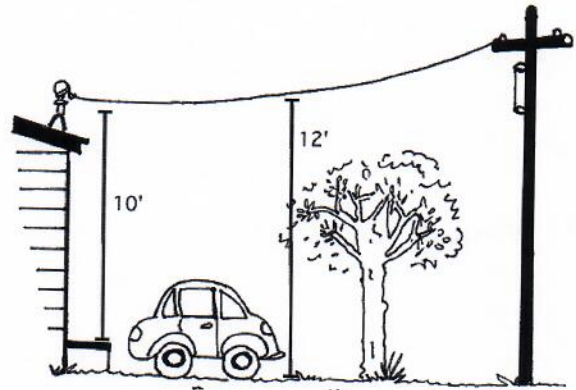


Decks : 10 Feet Minimum

Windows : 3 Feet Minimum

Figure 6

Service Clearances



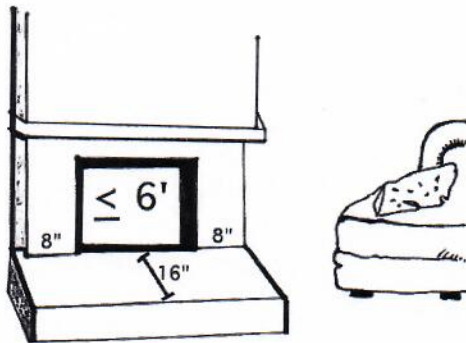
House : 10 Feet Minimum

Driveway : 12 Feet Minimum

Grounds : 12 Feet Minimum

Figure 7

Fireplace Openings Less Than 6 Sq. Ft.

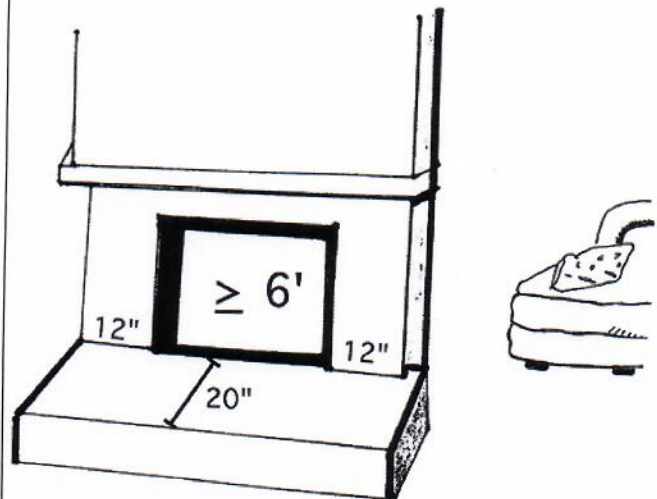


Hearth Side Extensions : 8 Inch. Minimum

Hearth Front Depth : 16 Inch. Minimum

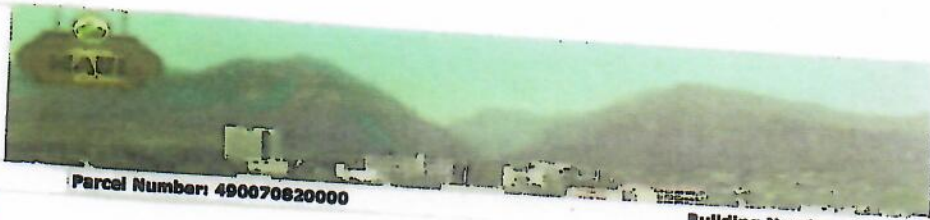
Figure 8

Fireplace Openings Greater Than 6 Sq. Ft.



Hearth Side Extensions : 12 Inch. Minimum

Hearth Front Depth : 20 Inch. Minimum



Parcel Number: 490070820000

Building Number: 1

SHED
NOT FOR
STRA USE



(F) = Fire Extinguisher
(S) = Smoke Detector

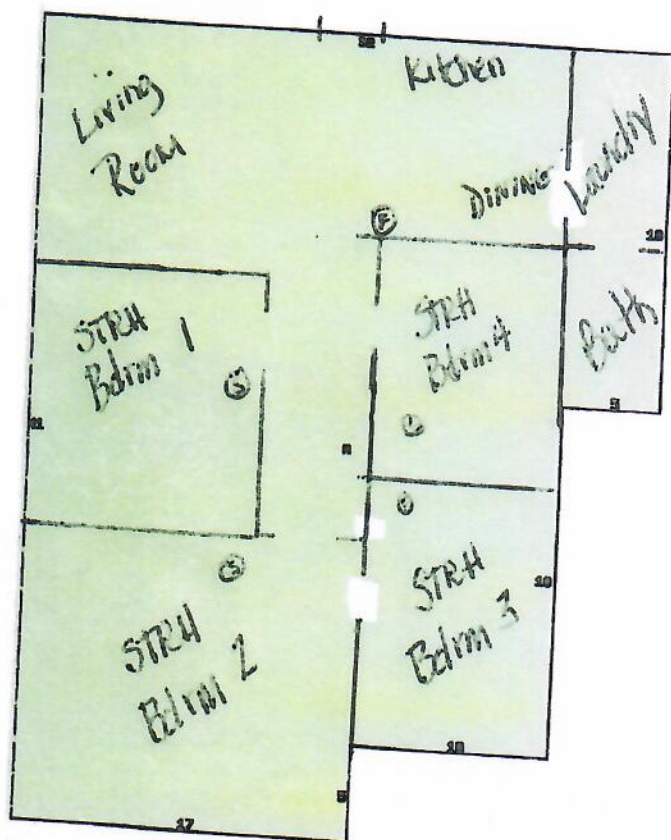
Code	Area Type Description	Ground Floor Square Feet
A	MAIN AREA	1147
B	GAR WD CONC FL	144

Enlarge

Close Window

@ Mando Chris
2/4/19

NOT FOR GUEST USE



Ⓢ = Fire Extinguisher
Ⓢ = Smoke Detector

Color	Area Type Description	Ground Floor Square Feet
A	MAIN AREA	1167
B	GAR WD CONC FL	144

Exhaust

Close Window

[Signature]
2/4/19

MONTHLY TESTING OF ALL SMOKE DETECTORS

SLEEPING ROOM (LOCATION)	INITIALS (WITHIN CHECKBOX)												YEAR
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
1. <u>Bedroom #1</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>2019</u>
2. <u>Bedroom #2</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>2019</u>
3. <u>Bedroom #3</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>2019</u>
4. <u>Bedroom #4</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>2019</u>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____



Handwritten signature and date:
 @ Mark G...
 2/4/19

GUEST MATERIALS
WATER SHUT-OFF

**HOUSE RULES FOR
504 ILIMA AVENUE**

We welcome you as our guest and ask that you observe the following house policies:

1. Quiet hours from 9:00 p.m. to 8:00 a.m., during which time the noise from this home shall not unreasonably disturb adjacent neighbors. Sound that is audible beyond the property boundaries during non-quiet hours shall not be more excessive than would be otherwise associated with a residential area;
2. Amplified sound that is audible beyond the property boundaries of the short-term rental home is prohibited;
3. Vehicles shall be parked in the designated onsite parking area and shall not be parked on the street;
4. No parties or group gatherings other than registered guests shall occur.

Note: the shoreline area is the property of the people of Hawai'i and is open for the free use by everyone.

Note: the water shut off for the home is located along the east side of the property and marked with a blue sign.

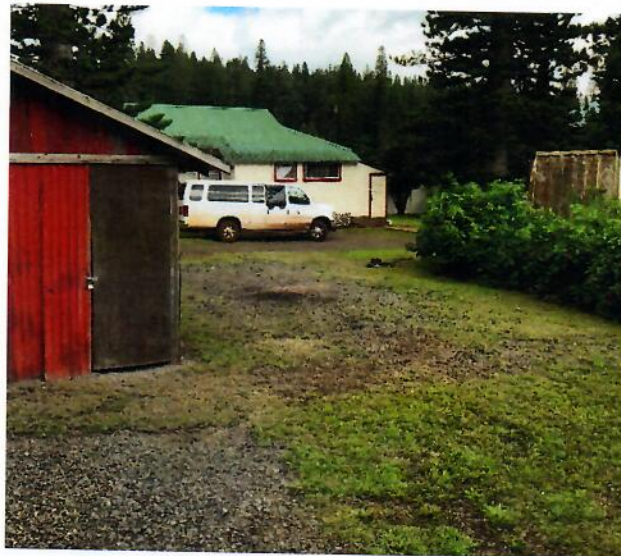
[Signature]
2/4/19

504 ILIMA – KE HIKI HALE
PROPOSED STRH DWELLING PHOTOS

Checklist
Item No. 21



1. Main Entrance



1. Main Driveway



1. Parking for 2 Vehicles



1. East Side of House



1. South Side of House



1. North Side of House



1. West Side of House



1. East View from House



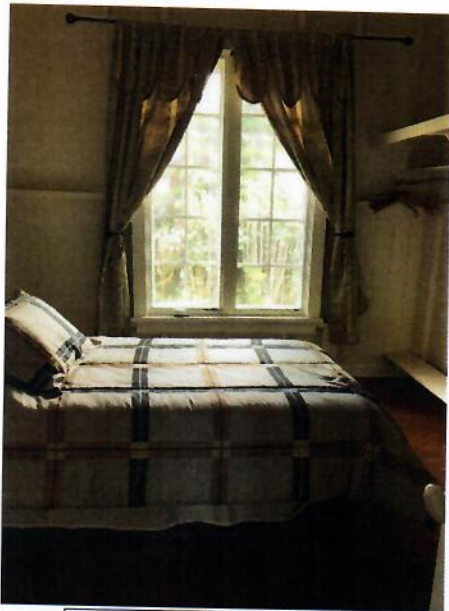
1. South View from House



1. North View from House



1. West View from House



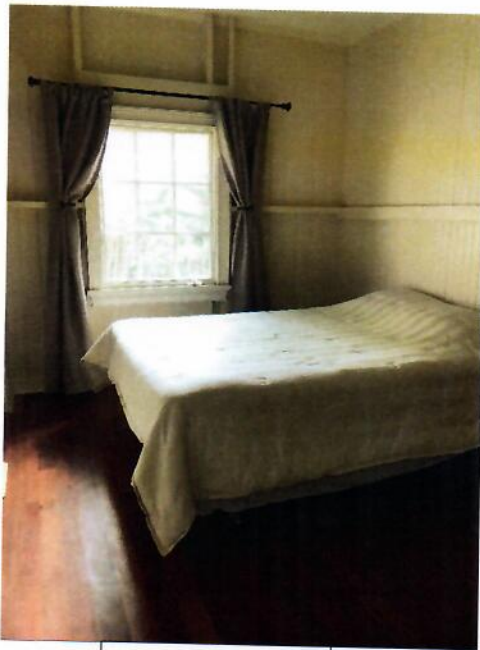
2. Bedroom 1



2. Bedroom 2



2. Bedroom 3



2. Bedroom 4



3. Bathroom



3. Kitchen



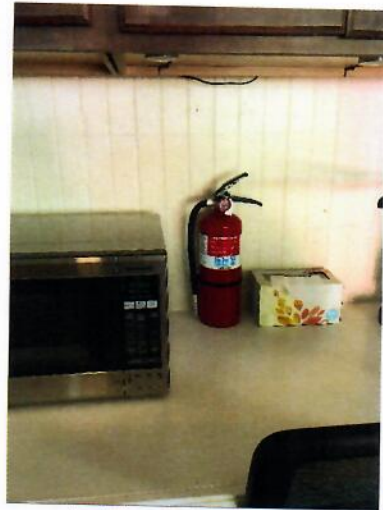
3. Dining Area



3. Living Room



3. Laundry



4. Fire Extinguisher



4. Bd 1 Smoke Detector



4. Bd 2 Smoke Detector



4. Bd 3 Smoke Detector



4. Bd 4 Smoke Detector



4. Water Shutoff

There are no applicable private conditions, covenants or restrictions to which the property is subject.

**HOUSE RULES FOR
504 ILIMA AVENUE**

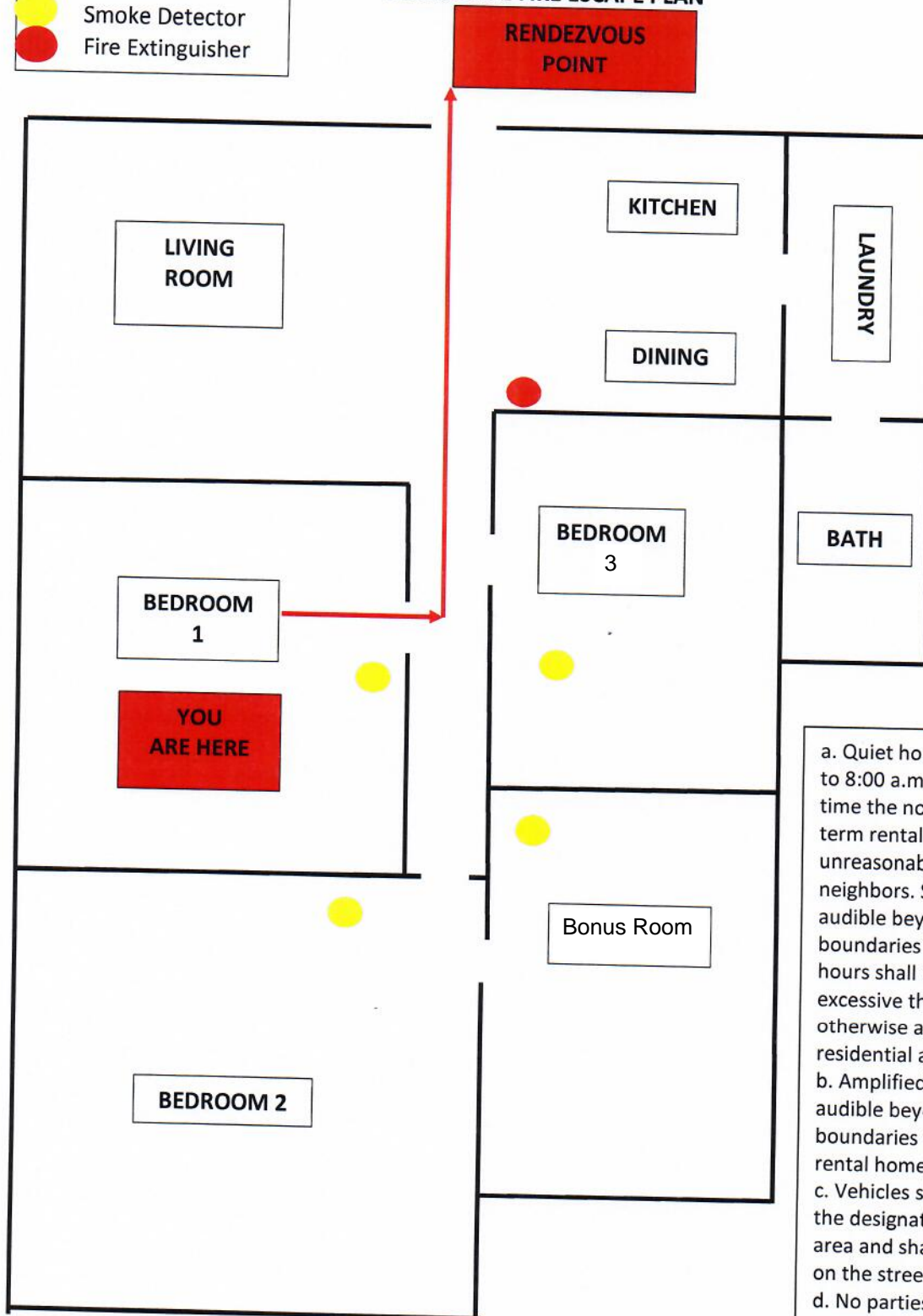
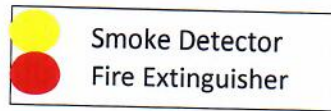
We welcome you as our guest and ask that you observe the following house policies:

1. Quiet hours from 9:00 p.m. to 8:00 a.m., during which time the noise from this home shall not unreasonably disturb adjacent neighbors. Sound that is audible beyond the property boundaries during non-quiet hours shall not be more excessive than would be otherwise associated with a residential area;
2. Amplified sound that is audible beyond the property boundaries of the short-term rental home is prohibited;
3. Vehicles shall be parked in the designated onsite parking area and shall not be parked on the street;
4. No parties or group gatherings other than registered guests shall occur.

Note: the shoreline area is the property of the people of Hawai'i and is open for the free use by everyone.

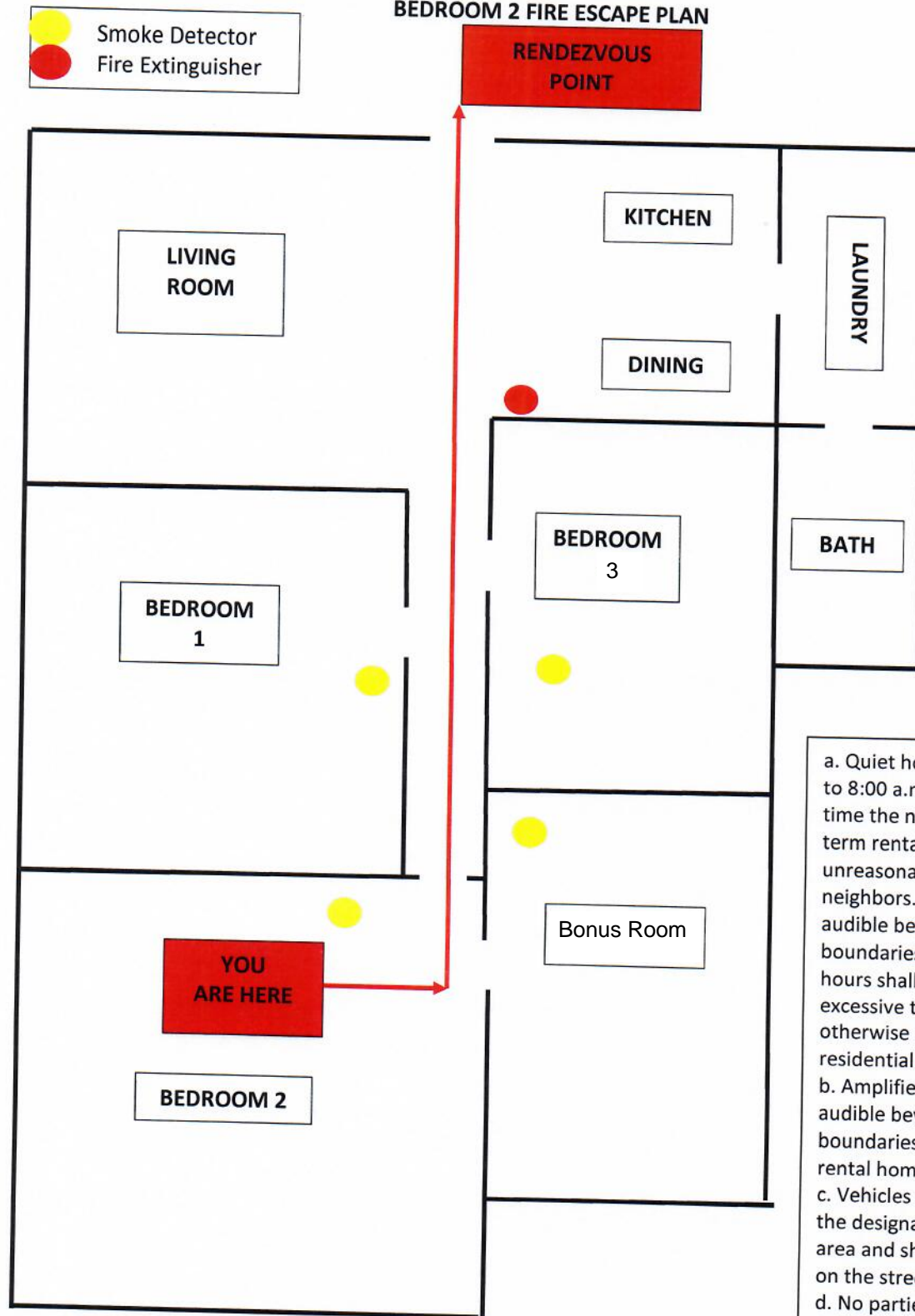
Note: the water shut off for the home is located along the north side of the property and marked with a blue sign.

504 ILIMA – KE HIKI HALE
BEDROOM 1 FIRE ESCAPE PLAN



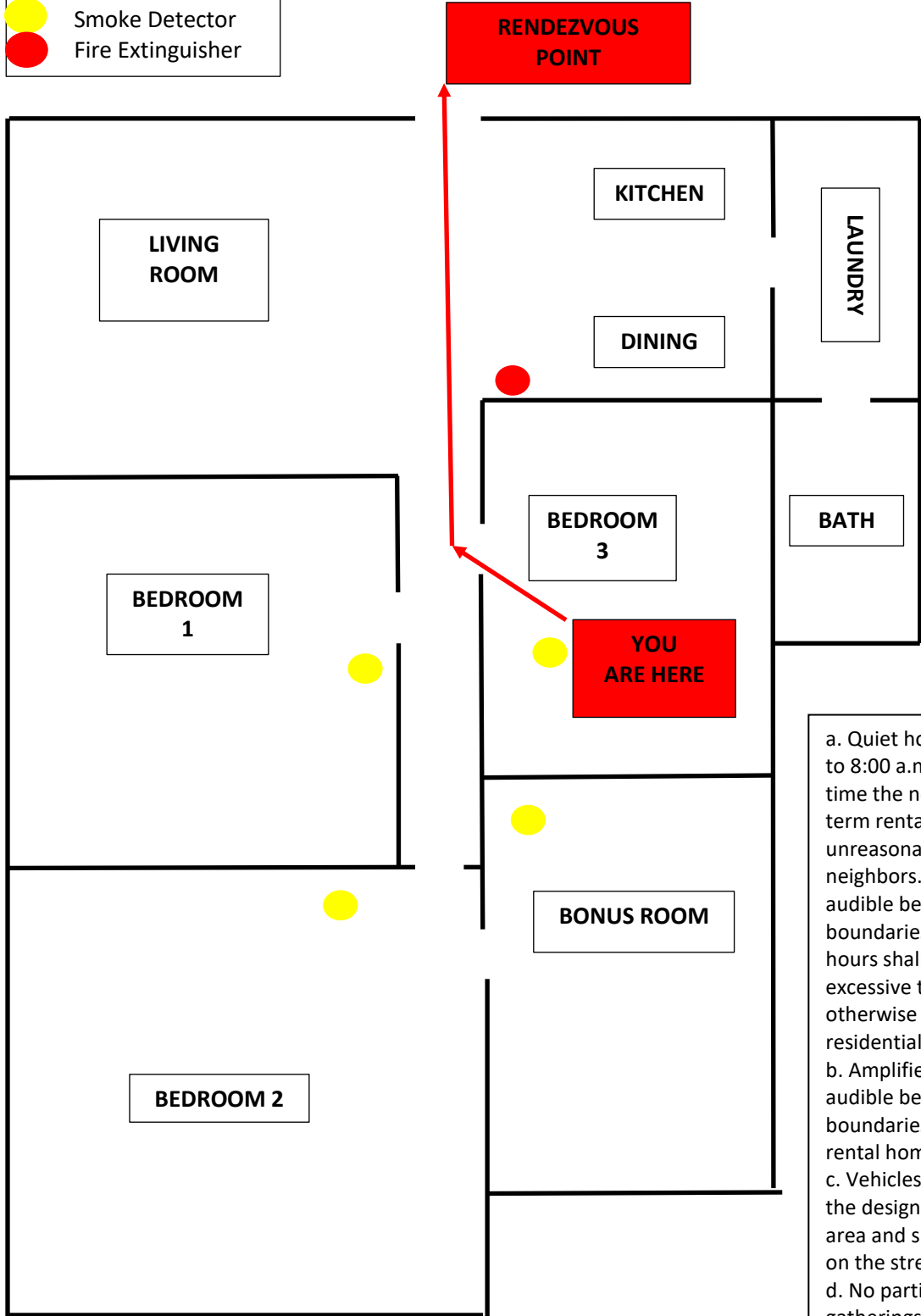
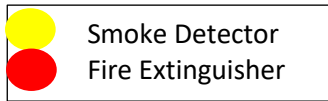
- a. Quiet hours from 9:00 p.m. to 8:00 a.m., during which time the noise from the short-term rental home shall not unreasonably disturb adjacent neighbors. Sound that is audible beyond the property boundaries during non-quiet hours shall not be more excessive than would be otherwise associated with a residential area;
 - b. Amplified sound that is audible beyond the property boundaries of the short-term rental home is prohibited;
 - c. Vehicles shall be parked in the designated onsite parking area and shall not be parked on the street;
 - d. No parties or group gatherings other than registered guests shall occur;
- Note: the shoreline area is the property of the people of Hawai'i, and is open for the free use by everyone.

504 ILIMA – KE HIKI HALE
BEDROOM 2 FIRE ESCAPE PLAN



- a. Quiet hours from 9:00 p.m. to 8:00 a.m., during which time the noise from the short-term rental home shall not unreasonably disturb adjacent neighbors. Sound that is audible beyond the property boundaries during non-quiet hours shall not be more excessive than would be otherwise associated with a residential area;
 - b. Amplified sound that is audible beyond the property boundaries of the short-term rental home is prohibited;
 - c. Vehicles shall be parked in the designated onsite parking area and shall not be parked on the street;
 - d. No parties or group gatherings other than registered guests shall occur;
- Note: the shoreline area is the property of the people of Hawai'i, and is open for the free use by everyone.

504 ILIMA – KE HIKI HALE
BEDROOM 3 FIRE ESCAPE PLAN



- a. Quiet hours from 9:00 p.m. to 8:00 a.m., during which time the noise from the short-term rental home shall not unreasonably disturb adjacent neighbors. Sound that is audible beyond the property boundaries during non-quiet hours shall not be more excessive than would be otherwise associated with a residential area;
- b. Amplified sound that is audible beyond the property boundaries of the short-term rental home is prohibited;
- c. Vehicles shall be parked in the designated onsite parking area and shall not be parked on the street;
- d. No parties or group gatherings other than registered guests shall occur;
- Note: the shoreline area is the property of the people of Hawai'i, and is open for the free use by everyone.